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ROURKELA DEVELOPMENT AUTHORITY
UDITNAGAR, ROURKELA-769012

NOTIFICATION

The 15th January 2011

No. 234-RDA—In exercise of powers conferred under Section 125(1) of O. D. A. Act, 1982, I, with the approval of Government vide Letter No. 18980-HUD., dated the 23rd August 2010 am to notify the Planning & Building Standards Regulations of Rourkela, 2011 consisting of 207 pages in the *Orissa Gazette* inviting objections and suggestions from General Public, Public Institutions, Offices of Central/State Government, Public Sector Undertakings, NGO's and Urban Local Bodies, falling under jurisdiction of Rourkela Development Authority, Rourkela.

The objections/suggestions shall be proactively considered by the Authority, if found suitable in the greater interest of the masses. The objections/suggestions shall be lodged within 15 (fifteen) days from the date of publication in the *Orissa Gazette*. Any objection/suggestion received beyond 15 (fifteen) days shall not be entertained.

Now, therefore, in exercise of the powers conferred by Section 124 of the said Act, the Rourkela Development Authority, with the previous approval of the State Government makes the following regulations, namely the Rourkela Development Authority (Planning and Building Standards) Regulations, 2011.

SACHIN RAMCHANDRA JADHAV

Secretary

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PART-I

TITLE AND DEFINITIONS

**1. Short title,
Extent and
Commencement**

(1) These Regulations may be called Rourkela Development Authority (Planning and Building Standards) Regulations, 2010.

(2) They shall extend to the whole area within the jurisdiction of the Rourkela Development Authority.

(3) They shall come into force on the date of publication in the Orissa Gazette.

2. Definitions

In these Regulations, unless the context otherwise requires:

(1) “**Act**” means the Orissa Development Authorities Act, 1982.

(2) “**Advertising Sign**” means any surface or structure with characters, letters or illustrations applied thereon and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to the ground, or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority.

(3) “**Agricultural use**” means use of land for the purpose of agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming and any activity related to agriculture or milk chilling plant ;

(4) “**Air-Conditioning**” means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space;

(5) “**Air Port Reference Point**” means a designated point which is established in the horizontal plane at or near the geometric centre of the landing area.

(6) “**Amenity**” means roads, street, open space, parks, recreational ground, playgrounds, gardens, water supply, electric, supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.

(7) “**Annexure**” means an annexure appended to these Regulations.

(8) “**Apartment or flat**” means a dwelling unit in building.

(9) **“Apartment building”** means a building constructed in one block having more than four dwelling units where land is owned jointly & the construction is under taken by one agency.

(10) **“Approved”** means approved by the Rourkela Development Authority.

(11) **“Additions/ Alterations”** means structural change, such as additions to the covered area or the height or the removal of the part of a building or construction or cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to the fixture of equipment of the building.

(12) **“Applicant”** means the person who has a legal title to a land or building.

(13) **“Art Commission”** means the Commission constituted under sub-section (1) of section 88; of the ODA Act, 1982

(14) **“Authority”** means the Rourkela Development Authority and does not include its employees acting individually. The powers and responsibilities of the Authority under these Regulations can not be delegated, unless specifically provided for in these Regulations, the Act, the Rules or unless notified by the Government;

(15) **“Balcony”** means a projection including a hand rail or balustrade to serve as passage or sit out space.

(16) **“Barsati”** means a habitable room not exceeding 30% of the covered area on the top floor of the building with toilet & kitchen unit built contiguously, having height not more than 3.0 m, to be permitted in individual residential building.

(17) **“Basement or cellar”** means lower storey of a building, below or below or partly below the ground level;

(18) **“Basti Area”** means area declared as such under a Development Plan and in the absence of such declaration, any area comprising old settlements covering such extent of lands as may be determined by the Authority.

(19) **“Basti Plot”** means a plot having a width ranging between 3.0 m. and 6.3 m, the depth being more than three times the width, and located in a basti area;

(20) **“Builder”** means an applicant ;land owner, contractor, holder of power of attorney of the land owner, partnership, trust or

company which takes responsibility for construction, leasing, selling or disposing otherwise of a building for residential and other purposes and duly registered by the Authority.

***NOTE:** The Rourkela Development Authority will be the builder for its own construction.*

(21)“**Building**” means any structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial or any other purpose whether in actual use or not, and in particular.

- A. “**Assembly Building**” refers to a building or part of a building where a group of people congregate or gather for amusement, recreation, social, religious, patriotic and similar purposes and includes theaters, assembly halls, auditoria, exhibition halls, museum, skating rinks, gymnasia, dance hall, club rooms, recreation halls, stadia and Kalyan Mandaps.
- B. “**Commercial Building**” refers to a building or part of a building, which is used for transaction of business, keeping of accounts and records or for similar purposes and includes Banks, Commercial Offices and Corporate offices. It shall include mercantile buildings like shops, stores, market display and sale of merchandise either in wholesale or retail, or offices, storage or services facilities incidental to the sale of merchandise and includes Cinema Halls, Petrol Pumps, Hotels, Restaurants, Clinics, Pathology Labs, Nursing Homes, Lodge-cum-guest houses & Dharma Kantas, etc.
- C. “**Hazardous Building**” refers to a building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes, or the storage, handling, manufacturing or processing of which involves highly corrosive, toxic, obnoxious alkalis, acids or other liquids, gases or chemicals, producing flame, fumes and explosions, poisonous, irritant or corrosive gases and for the storage, handling or processing of any material producing explosive mixture of dust or which results in the division of matter in fine particles subject to spontaneous ignition. This shall include petrol filling stations.
- D. “**Industrial Building**” refers to a building or part of a building in which products or materials of all kinds and properties are fabricated, assembled or processed such as

assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies or factories.

- E. **“Institutional Building”** refers to a building or part of a building which is used for purposes such as Research and Training Centre, public/Semi offices, Hospitals, Dispensaries and Heath Centers, Schools, Colleges etc.
- F. **“Residential Building”** refers to a building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities and includes one or two or multi-family dwelling dormitories, apartment houses, flats and hostels.
- G. **“Public Utility Building”** means and includes Post Offices, Police Stations, Fire Stations, Hospitals, Dispensaries, and Telephone Exchanges, Substations, Water Works, Taxi Stands, Bus Terminals etc.
- H. **“Storage Building”** refers to a building or part of building used primarily for storage or sheltering of goods, store houses, hangers, terminal depots, grain storages, barn or stables.

“Multi Level Car Parking Building” means a building partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters, or any other type of light motorized vehicles.

(22) **“Building Accessory”** means a sub ordinate building, use of which is incidental to that of a principal building, on the same plot such as garage, coal or fuel shed, peon, chowkidar or domestic servant, quarters, etc.;

(23). **“Building Height”** means the vertical distance measured in the case of flat roofs, from the average level of the center line of the adjoining street to the highest point of the building adjacent to the street, and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the slopping roofs and in the case of gables facing the road, the mid-point between the eaves level and the ridges.

Explanation - If the building does not abut on a street, the height shall be measured above the average level of the ground around and contiguous to the building.

(24) **“Building Line”** means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed in any

development plan in operation for any area under the jurisdiction of the Authority or specifically indicated in any Town Planning or Development Scheme, or in these Regulations.

(25) **“Canopy”** means cantilevered projection at lintel level over any entrance.

(26) **“Cornice”** means a slop horizontal structural overhang usually provided over openings or external walls to provide protection from sun and rain.

(27) **“Chajja” / “Sun-Shade”** means a horizontal structural over hang usually provided for protection from sun and rain or for architectural considerations at a lintel level

(28) **“Chimney”**: means an upright shaft containing and encasing one or more flues provided for the conveyance to the outer air of any product of combustion, resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel;

(29) **“Combustible material”** means a material, which burns or adds to a fire when used for combustibility in accordance with good practice.

(30) **“Commercial Purpose”** means the use of any premise for any trade or commerce or business which shall include a shop, commercial establishment, bank, office, dhaba (whether pucca or temporary structure), show-room, cinema, petrol pump, weigh bridge, godown or any other commercial activity (and shall also include the use thereof partly for residential and partly for commercial purposes).

(31) **“Conversion”** means the change of occupancy to another occupancy or change in building structure or part thereof resulting in change of space or use requiring additional occupancy certificate.

(32) **“Corner Plot”** means a plot at the junction of and fronting on two or more intersecting streets, Corner Plot” means a plot facing two streets, the frontage would be on the street having larger width. In cases, where the two streets are same width, then the larger side of the plot will decide the frontage. In such case, the location of a garage (on a corner plot) if provided, within the open space shall be located diagonally opposite the point of intersection of streets.

(33) **“Courtyard”** means a space permanently open to sky, with or without pergola, enclosed fully or partially by buildings and may be at ground level or any other level within a building;

(34) **“Coverage”** means maximum covered area in a floor which is open to sky excluding the chajja/roof projections up to 0.75 mtr widths overhanging the open space.

(35) **“Covered Area”** means area covered immediately above the Plinth level by the building but does not include the open space covered by

- A. garden, rockery, well and well-structures, rain water harvesting structures, plant nursery, water- pool (if uncovered), platform round a tree, tank, foundation, bench, chabutara with open top unenclosed on sides by walls, boundary wall, swing and area covered by chajja without any pillars etc. touching the ground;
- B. “drainage culvert conduit” catch-pit, gully pit, inspection chamber, gutter and the like; and
- C. compound wall, gate, slide/swing door, canopy, and areas covered by Chajja or similar projections and staircases which are uncovered and open at least on three sides and also open to sky.
- D. Watchmen booth, pump house, garbage shaft, electric cabin or substations, and such other utility structures meant for the services of the building under consideration.

(36) **“Cul-de-sac”** means such means of access having length upto 150 m. with an additional turning space not less than 81 square meters in area having no dimension less than 9 m.

(37) **“Damp-Proof Course”** means course consisting of some appropriate water proofing material provided to prevent penetration of dampness.

(38) **“Detached building”** means a building whose wall and roof are independent of any other building with open spaces on all sides:

(39) **“Comprehensive Development Plan”**

Includes any development plan either interim or comprehensive or zonal plan in operation for the area under the jurisdiction of the Authority.

- (40) "**Development Area**" means any area notified by the Authority for Development.
- (41) "**Development Charges**" means the development charges fixed by the Authority for various areas from time to time ;
- (42) "**Developer**" means a person or group of persons, company, firm or such other private or government undertaking, who develop, build, design, organize, promote, finance, operate, maintain, manage part or whole of the development and other facilities of the Zone and is who selected by the Authority.
- (43) "**Deviation**" means any construction made in departure from the approved plan by way of alteration or additions, modifications in the total floor area, coverage, floor area ratio (FAR), setbacks, height, parking space, provision of public utilities etc.
- (44) "**Drain**" means a line of pipes including all fittings and equipments such as manholes, inspection chambers traps, gullies and floor traps, used for the drainage of a building or a number of buildings or yards appurtenant to the buildings within the same compound and includes open channels used for conveying surface water.
- (45) "**Drainage**" means removal of any liquid by a system constructed for the purpose;
- (46) "**Dwelling Unit**" means an independent housing unit with separate facilities for living, cooking & sanitary requirements.
- (47) "**EWS House**" means a house or dwelling unit intended for economically weaker section family with maximum built up area of 32 Sq.m.
- (48) "**EWS Plot**" means a residential plot intended for economically weaker section families having maximum plot area of 48 Sq.m.
- (49) "**Encroachment**" means an act to enter into the possession or rights either of permanent or temporary nature on others land or built up property.
- (50) "**Existing Use**" use of a building or structure existing authorisedly with the approval of the Authority before the commencement of these Regulations.
- (51) "**Enclosed stair-case**" means a stair-case, separated by fire resistant walls from the rest of the building.

(52) **“Existing Building or use”** means a building, structure or its use as sanctioned/ approved/ regularized by the Competent Authority, existing before the commencement of these Regulations;

(53) **“Exit”** means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety;

(54) **“External Wall”** means an outer wall of a building even though adjoining to a wall of another building and also means a wall abutting on an interior open space of a building.

(55) **“Empanelled Technical Person”** means Architect registered with the Council of Architecture or Civil Engineer/ Structural Engineer/Town Planner/Supervisor empanelled by the Authority.

(56) **“Farm House”** means a plot of land including construction thereon in the area designated for agricultural use by the Authority.

(57) **“Farm Shed”** includes permanent or temporary structures erected in the plot used for farmhouse.

(58) **“Fire Alarm System”** means an arrangement of call joints or detectors, sounders and other equipments for the transmission and indication of alarm and sometimes used as signals for testing of circuits and whenever required for the operation of auxiliary services. This device may be work automatically or manually to alert the occupants in the event of fire;

(59) **“Fire Lift”** means lift specially designed for use by fire service personnel in the event of fire;

(60) **“Fire Proof Door”** means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

(61) **“Fire Resisting Material”** means material, which is normally fire resistant.

(62) **“Floor”** means the lower surface in a storey on which one normally walks in a building.

(63) **“Floor Area Ratio (FAR)”** means the quotient obtained by dividing the total covered area of all floors with the area of the plot.

(64) **“Footing”** means the part of a structure, which is in direct contact with the ground and transmitting loads to the ground.

(65) **“Foundation”** means that part of a structure, which is in direct contact with and meant for transmitting loads to the ground.

(66) **“Gallery”** means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. It shall also include structures provided for seating in stadia.

(67) **“Garage-Private”** means a building or a portion thereof designed for parking of privately owned motor vehicles or any other vehicles.

(68) **“Garage-Public”** means a building or a portion thereof designed or used for repairing, servicing, hiring, selling or parking of motor driven or any other vehicles.

(69) **“Ground Floor”** shall mean storey, which has its floor surface nearest to the ground.

(70) **“Group Housing”** means housing for more than one dwelling unit, where land is jointly & the construction is under taken by one agency.

(71) **“Habitable room”** means a room having area of not less than 9.0 Sq.m., width 2.4 m (min.), height 2.75 m. (min.) occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, cooking if it is used as a living room, but does not include bathrooms, water closet compartments, laundries, servicing and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.

(72) **“Hazardous material”**

- A. Means radioactive substances.
- B. Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handling, processing or manufacturing or which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids.
- C. Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

(73) **“Hazardous and obnoxious industry”** means industry which creates nuisance to the surrounding development in the form of smell, smoke, gas, dust, air pollution, water pollution and other unhygienic conditions.

(74) **”Natural hazard prone areas”** means areas likely to have moderate to high intensity earthquake or cyclonic storm, or significant flood, or inundation, or landslides/mud flows/avalanches or one or more of these hazards.

***NOTE:** Moderate to very high damage risk zones of earthquake are shown in Seismic Zones III, IV and V specified in IS: 1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875 (Part 3); and flood prone areas in river plains (un-protected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission, besides, other areas which can be flooded under conditions of heavy intensity rains, inundation in depressions, back flow in drains, inadequate drainage, etc., as identified through local surveys in the development plan of the area and landslide prone areas identified by State Government/Land surveys.*

(75) **“Heritage Zone”** means the area as delineated in the Comprehensive Development Plan.

(76) **“Illuminated Exit Signs”** means a device for indicating the means of escape during normal circumstances and power failure.

(77) **" Infrastructure facilities"** means specialised services to be used by specific users or specific group of users and includes the following specialized services namely: -

Generation and supply of electricity,
Water extraction, treatment and distribution,
Waste water treatment and solid waste management,
Sanitation and sewerage system,
Airport and rail system,
Roads, bridges, over-bridges, and
Any other public facility of similar nature as may be notified.

(78) **"Industrial Area"** means an area developed for setting up an industry including essential welfare and supporting services e.g. post offices, banks, power stations, police stations, fire-fightings stations, residential houses, educational institutions, hospitals, dispensaries, hotels, restaurants, markets, cinemas, petrol pumps, weigh bridges, water and sewerage facilities.

(79) **“Jhamp”** means a downward vertical or sloping projection hanging below the balcony to provide protection from direct sun or rain”.

(80) **“Katra/Chawl”** means a building so constructed as to be suitable for living in separate tenements each consisting of a single room, or of two, but not more than two rooms and with common sanitary arrangements.

(81) **“Land use”** means the use of land proposed in the Comprehensive Development Plan/ Zonal Development Plan.

(82) **“Latrine- connected”** means a latrine connected to the municipal sewer system;

(83) **“Latrine- unconnected”** means a latrine not connected to the municipal sewer system; it may be connected to a septic tank or suitable treatment or disposal system;

(84) **“Ledge/ Tand”** means a shelf-like projection supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than 1.0 m. and at minimum clear height of 2.1 meters from the floor level;

(85) **“LIG House”** means a house or dwelling unit intended for low income group families with a built up area of maximum 48 sq.m.

(86) **“LIG Plot”** means a residential plot intended for low income group families with a plot area of maximum 60 sq. m.

(87) **“Loft”** means an intermediate floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or used for storage purposes;

(88) **“Lay-out plan”** means plan indicating subdivision of land with provision of roads and other infrastructure.

(89) **“Masonry”** means an assemblage of masonry units properly bonded together with mortar;

(90) **“Mixed Land use”** means mixed use of the building/premises consisting of two or more compatible uses of which the principal use shall not be less than 2/3rd of total built up area.

(91) **“Mezzanine Floor”** means an intermediate floor between two floors, above ground level, accessible only from the lower floor;

(92) **“Multi- Storied or High Rise Building”** means a building whose height is more than 15 meters , measured from the average level of the centre line of the street on which the site abuts.

(93) **“Mumty or Stair Cover”** means a structure with covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

(94) **“Mitigation”** means measures taken in advance of a disaster aimed at minimizing or eliminating its impact on society and on the environment including preparedness and prevention.

(95) **“Non-Combustible Material”** means a material, which does not burn nor add heat to a fire when tested for combustibility in accordance with good practice.

(96) **“Non-Confirming Use of a Building or Land”** means the use of a building or land existing at the time of commencement of these Regulations, and which does not conform to the Regulations pertaining to the zone in which it is located.

(97) **“Occupancy or Use”** means the principal occupancy for which a building or a part of a building is used or intended to be used;

(98) **“Open Space”** means an area forming an integral part of the plot, left open to the sky;

(99) **“Owner”** means a person, group of persons, a company, trust, Institute, Registered body, Urban Local Body, State or Central Government and its departments, undertakings and the like in whose name the property stands registered in revenue records.

(100) **“Parapet”** means a low wall or railing built along the edge of a roof or a floor having a minimum height of 1.0m.

(101) **“Parking Space”** means an area enclosed or unenclosed, covered or open, of sufficient size to park vehicles, together with a driveway connecting the parking space with a street or any public area and permitting ingress and egress of vehicles;

(102) **“Partition”** means an interior non-load bearing wall, one storey or part of a storey in height.

(103) **“Performance Security** means a security deposit to be deposited with the Authority by the Builder/ Developer of an Apartment Building/ Group Housing/ Commercial Building/Real Estate Development at the time of approval of plans. However, no Performance Security is required for buildings having a covered area of less than 300 sqm.

(104) **“Permit”** means a permission or authorization in writing by the Authority to carry out the work regulated by these Regulations.

(105) **“Plantation”** means plantation of plants and trees.

(106) **“Plinth”** means the portion of a structure between the surface of the surrounding ground and the surface of the floor, immediately above the ground.

(107) **“Plinth Area”** means the built up area measured at the floor level of ground floor;

(108) **“Porch”** means a covered surface supported on pillar or otherwise for the purpose of pedestrian or vehicular approach to a building.

(109) **“Public Utility service”** means drainage, sewerage, electricity, water supply, solid waste disposal, sanitation, fire services, roads and any other support or infrastructure and the like for which a building has to depend on public bodies, authorities or agencies;

(110) **“Ramp”** means a passage with gradual slope joining two level surfaces.

(111) **“Real Estate Development”** means development undertaken for sale.

(112) **“Registered Architect”** means an Architect registered with the Council of Architecture, who is not in arrears of subscription.

(113) **“Registered Builder/Developer”** means a builder empanelled/ registered with the Authority.

(114) **“Road”** means any access viz. highway, street, lane pathway, alley, or bridge, whether a thoroughfare or not, over which the public have right of passage or access or have passed and had access uninterruptedly for a specified period and includes all bunds, channels, ditches, storm water drains, culverts, side tracks, traffic islands, road side trees and hedges, retaining walls, fences barriers and railings within the road lines.

(115) **“Road Width or Width of Road/Street”** means the whole extent of space within the boundaries of a road when applied to a new road/street as laid down in the city survey or development plan or prescribed road lines by any act of law and measured at right angles to the course of intended course or intended course of direction of such road.

(116) **“Row Housing”** means a row of contiguous houses with only front, rear and interior open spaces.

(117) **“Room Height”** means the vertical distance measured from the finished floor level to the finished ceiling.

(118) **“Rule”** means the Orissa Development Authorities Rules, 1983 as amended from time to time.

(119) **“Schedule”** means a schedule appended to these Regulations.

(120) **“Section”** means sections of the Act.

(121) **“Semi-Detached Building”** means building detached on three sides (front, rear and side) with open spaces as specified under the Regulations.

(122) **“Set back”** means the distance between the plinth lines of the building and the boundary of the plot.

(123) **“Setback line”** means a line usually parallel to the plot boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the plot boundaries and shall not apply to slums taken up under an approved programme of the Government subject to the specific sanction of the Government, and subject to the conditions that there will not be more than 25 plots in one cluster, and the area of each plot in the cluster shall not exceed 25 sq. m.

(124) **“Settlement”** means a human settlement, whether urban or rural in character. It includes habited villages, towns, townships, cities and the areas notified under the control of the Authority.

(125) **“Site”** means a parcel or piece of land enclosed by definite boundaries.

(126) **“Site with Double Frontage”** means a site having frontage on two streets other than corner plot.

(127) **“Service Floor”** means floor in hotel or commercial building above ground floor in case of more than four storied buildings.

(128) **“Service Lane”** means a road/lane provided at the rear or side of a plot for service purposes.

(129) **“Service Road”** means a road/lane provided at the front, rear or side of a plot for service purposes.

(130) **“Side Depth”** means horizontal distance between the front and rear side boundaries.

(131) **“Smoke Stop Door”** means a door for preventing or checking the spread of smoke from one area to another.

(132) **“Special Economic Zone”** means a part or the whole of the development area notified under SEZ Act, 2005.

(133) **“Stilt floor”** means a floor supported by pillars with all four sides open to be used for parking, switch room, generator room, society room & information room with minimum height of 2.4 meter and maximum height 3.0 m. floor to floor.

(134) **“Storage Space”** means a space where goods of non-hazardous nature are stored and includes cold storage and banking safe vaults.

(135) **“Store Room”** means a room used as storage.

(136) **“Spiral Staircase”** means a staircase forming continuous winding curve round a central point or axis provided in a open space having tread without risers.

(137) **“Storey”** means the space between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between any floor and the ceiling next above it, but shall not include a mezzanine floor:

(138) **“Supervisor”** means a person having Diploma in Architectural Assistantship/Diploma in Civil Engineering/recognised equivalent qualification.

(139) **“Tenements”** means room or rooms in the occupation of, or meant for the occupation of one tenement.

(140) **“To abut”** means to abut on a road so that any portion of the building is on the road boundary;

(141) **“To erect”** a building means

A. to erect new building on any site whether previously built upon or not;

B. to re-erect any building of which portions above the plinth level have been pulled down or destroyed.

(142) **“Unsafe Building”** means building which is structurally and constructionally unsafe, or in-sanitary, or does not provide adequate means of egress, or which constitutes a fire hazard, or is otherwise dangerous to human life or property, or which in relation to existing use constitutes a hazard to safety/health/public welfare by reason of inadequate maintenance, dilapidation or abandonment.

(143) **“Unauthorized Construction”** means the erection or re-erection, addition or alternation which is not approved or sanctioned by the Authority.

(144) **“Underground/Overhead Tank”** means an underground/overhead water tank, constructed or placed to store water.

(145) **“Verandah”** means space with at least one side open to the outside with the exception of one-meter parapet on the upper floors to be provided on the open side.

(146) **“Ventilation”** means the supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature, or vapor pressure difference (or both) between inside and outside of building.

(147) **“Water closet’/W.C.”** means a privy with arrangement for flushing the pan with water but does not include a bath room;

(148) **“Watercourse”** means a natural channel or an artificial channel formed for draining or diversion of a natural channel meant for carrying storm and wastewater.

(149) **“Window”** means an opening to outside other than a door, which provides all or part of the required light or ventilation, or both to the interior space.

(150) **“Zoning Regulations”** means Regulations or Plans governing land use in any development plan or forming part of a development plan in operation;

Words and expressions used in these Regulations, but not defined, shall have the same meaning as respectively assigned to them in the Orissa Development Authorities Act, 1982, the Orissa Authorities Rules, 1983 and National Building Code of India, 2005 amended from time to time.

PART – II

ADMINISTRATION

3. Applicability

Subject to the provisions of the Act, these Regulations shall apply:

- (1) to the planning, design and construction of buildings in case of erection buildings:
- (2) to all parts of the building whether removed or not, and in case of removal, of whole or any part of the building:
- (3) to the remaining part of the building after demolition and work involved in demolition in case of demolition of whole or any part of a building;
- (4) to the whole building whether existing or new building (except only to that part of the building, which is consistent with these Regulations) in case of alteration of a building;
- (5) to all parts of the building affected by change in case of change of occupancy of a building; and
- (6) to use of any land or building where sub-division of land is undertaken or use of land or building is changed.

4. Deemed Permission

- (1) The construction of any building, in respect of which Permission has been issued before the coming into force of these Regulations and it is not inconsistent with the provisions of these regulations, regarding provision of public utility services and construction in heritage zone and the said permission shall be deemed to have been issued under the corresponding provisions of these Regulations.
- (2) Where any building has been constructed without an approved plan or with deviation of an approved plan, the provisions of these Regulations shall be insisted upon.

5. Application

- (1) Any person who intends to erect, re-erect or make Additions or alteration in any building or demolish any building shall apply to the Authority in Form- I (Part-I). Based on this, the Authority may prescribe separate formats for different categories of buildings and group housing:

(2) Such application shall be accompanied by the following documents. Seven copies of plans either computer prints or ammonia prints, duly signed by the Technical persons who have prepared them and the owner/ applicant, showing:

- i. **Key Plan:** A key plan drawn to a scale not less than 1:200 shall be submitted along with the application for development / building permit showing the building plan with the setbacks location of septic tank, R.W.H. structure and service lines inside the plot.
- ii. **Site Plan :** The site plan with the application for permit shall be drawn to a scale of not less than 1:2000 for all sites; sourced from revenue department containing the seal & signature of revenue officer with the additional details as follows:-
 - a. the boundaries of the site and of any contiguous land ;
 - b. the position of the site in relation to neighboring streets;
 - c. the name of the streets in which the building is proposed to be situated, if any, along with its connection to the public road.
 - d. the position of the building and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to ii (a) in relation to
 - 1) the boundaries of the site and in case where the site has been partitioned the boundaries of the portion owned by the applicant and also of the portions owned by others.
 - 2) all adjacent streets, buildings (with no. of storeys and height) and premises in a distance of 15m. of the site and of the contiguous land (if any) referred to in (a); and
 - 3) if there is no street within a distance of 15m. of the site, the nearest existing streets.
 - e. the means of access from the streets to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a);
 - f. Space to be left about the building to secure free circulation of air, admission of light and access for scavenging purposes.
 - g. the width of the streets, (if any) in front and of the streets (if any) at the side/ rear or near the buildings ;
 - h. the direction of north point relative to the plan of the building;

- i. any physical features, such as well, drains, canal, etc. and
- j. such other particulars as may be specified by the Authority.

iii. Subdivision / Layout Plan : in case of development work, the plan shall be accompanied by the subdivision / layout plan which shall be drawn on a scale of not less than 1:500/1:1000 containing the following;

- a. scale and north point;
- b. Minimum seven copies of plan showing the location of all proposed and existing roads with their existing/proposed /prescribed widths within the land; open space, public amenities and all other land uses superimposed over the revenue plots.
- c. Dimensions of the plot along with the buildings lines showing the setbacks with dimensions within each plot.
- d. the alignment of drains, sewers and location of public facilities and services, and electrical lines etc;
- e. Table indicating size, area and use of all the plots in the sub division / layout land ; along with revenue plot no., Khata No., Extent & name of mouza.
- f. statement indicating the total area of the site, area utilized under roads, open spaces for parks, playgrounds, recreation space and development plan reservations, schools shopping and other public spaces along with their percentage with reference to the total area of the site proposed to be subdivided; and
- g. in case of plots which are subdivided in built up areas in addition to the above, the means of access to the subdivision from existing streets.

iv. Building Plan and details : The plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of 1:100. The plans and details shall ;

- a. include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the positions of stair cases, ramps and lift wells;
- b. show the use or occupancy of all parts of the buildings;
- c. show exact location of essential services, for example, WC, sink, bath and the like;
- d. include at least one elevation from the front showing height of buildings and rooms and also the height of parapet;

- e. include at least one section through the staircase;
 - f. include the structural arrangements with appropriate sections showings type / arrangements of footings, foundation, basement walls; structural load bearing walls; and columns and beams, and shear walls and arrangement/ spacing of framing members; floor slabs and roof slabs with the material used for the same;
 - g. show all street elevations.
 - h. give dimensions of the projected portions beyond the permissible building line;
 - i. include terrace plan indicating the drainage and slope of the roof ; and
 - j. give indication of the north point relative to the plan.
 - k. statement and calculation sheets with regard to the plot area, floor wise details of spaces under various categories like apartment or office spaces, lobby circulation, staircases, lifts, mezzanines, balconies and details of such area which are to be exempted from calculation of floor area ratio, and;
- v. **Building Plan for Multi-storied / special buildings:** For all multi-storied buildings which are 15m. or more in height for more than four floors and for special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having covered area more than 500 sq.m.

The following additional information shall be furnished /indicated in the building plan in addition to the items given in (iv) as applicable:

- a. Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the buildings;
- b. Size (width) of main and alternative staircases along with balcony approach, corridor, ventilated lobby approach;
- c. Location and details of lift enclosures.
- d. Location and size of fire lift;
- e. Smoke stop lobby/door, where provided;
- f. Refuse chutes, refuse chambers, service ducts, etc ;
- g. Vehicular parking spaces;
- h. Refuse areas, if any;

- i. Details of building services – Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes, etc;
 - j. Details of exits including provision of ramps, etc for hospitals and special risk buildings/ uses;
 - k. Location of generator, transformers and switch gear room,;
 - l. Smoke exhauster system, if any;
 - m. Details of fire alarm system network;
 - n. Location of centralized control, connecting all fire alarm systems, built-in-fire protection arrangements and public address system, etc;
 - o. Location and dimension of static water storage tanks and pump rooms along with fire service inlets for mobile pump and water storage tank;
 - p. Location and details of fixed fire protection installations, such as sprinklers, wet risers, hose-reels, drenchers, etc and;
 - q. Location and details of first-aid fire fighting equipments / installations.
 - r. Longitudinal cross section of the building including size of footings, basement and super structure framing members and details of buildings and room heights and staircase.
- vi. Services Plans :** The services plan shall include all details of building and pumping services, and also plans, elevations and sections of private water supply, sewage disposal system, and rain water harvesting systems.
- vii. Landscape Plan :** The land scape plan shall include the area to be developed as lawn, garden, plantation etc.
- viii. Specifications:** Specifications, both general and detailed giving type and grade of materials to be used duly signed by the Architect, shall accompany the notice.
- ix. Land Ownership Document :** An authorized copy of title deed such as sale deed, lease deed, ROR, decree of civil court etc, in respect of the land where the building plan/sub-division lay out plan permission is sought for.

An affidavit with regard to legal ownership and peaceful possession of the land and such other particulars as the Authority may determine.

(4). Certificates / Clearances:

In case the applicant is a trust, group of persons, partnership or a company, a registered agreement between the holder of the right, title and interest and the applicant, valid under the Transfer of Properties Act, 1982 and copies of the Agreement / Article of Association / Memorandum / Bye-laws.

- i. No Objection Certificates from the Orissa State Housing Board/Rourkela Development Authority, for the additional constructions, in case the house is delivered by the Board / Authority.
- ii. N.O.C. from Ministry of Environment & Forest, Govt. of India, State Govt. for projects having more than 1,50,000 Sqm covered area.
- iii. N.O.C. from Orissa State Pollution Control Board for Projects like Hotels, Nursing Homes, Hospitals & Major Commercial Complexes etc.
- iv. For all buildings with a height of 15.0 meters and above, NOC from fire service.
- v. NOC from Airport Authority of India shall be furnished wherever applicable.
- vi. In case of building more than 30 meters heights the structural plan and the structural design shall have to be vetted by any State Resource Centre identified by the Orissa State Disaster Management Authority/ any Indian Institute of Technology/ National Institute of Technology/ Govt. Engineering College/ any reputed technical institution or any reputed technical institution identified by the Rourkela Development Authority.
- vii. Structural stability certificate in the prescribed Form- VII signed by the engineer / structural engineer and the owner jointly.
- viii. Supervision certificate in Form-I (Part-II) furnished by the registered architect/ engineer / structural engineer / supervisor / town planner undertaking the supervision.
- ix. A check list in form-1 part-III shall be furnished by the empanelled technical person.

6. Fees

The Authority shall levy the following fees:

- (1) Every application for permission for building operation or Development shall be accompanied by a Scrutiny fees as specified in clause 18 of ODA Rules, 1983.
- (2) In the event of approval, the applicant shall deposit a sanction fee as decided by the Authority from time to time.
- (3) Fees towards premium FAR as decided by the Authority from time to time.
- (4) Fees for retention of structures for temporary period as decided by the Authority from time to time.
- (5) Fees for change of occupancy as decided by the Authority from time to time.
- (6) Fees for change of land use as decided by the Authority from time to time.

7. Security Deposit

(1)The applicant shall deposit a refundable non interest earning security deposit at the rate of Rs.100/- per sqm. of floor area or as fixed by the Authority from time to time for the following categories of building namely.

A Group housing/ apartment buildings.

B Commercial buildings having 300 sq.m. or more of covered area.

(2) The security deposits shall be refunded within 60 days from the date on which completion certificate is produced in case of building where there is no deviation in construction. If the construction/ development are not as per approved plan, the deposits shall be forfeited and separate action will be initiated against the builder/developers as per the provisions of the Act.

(3) The security deposit will be refunded with 2% interest, if building is constructed/ development is carried out as per the approved plan/layout.

8. Plans

(1) All the plans shall be prepared and duly signed by a registered/empanelled technical person (*viz.*, Architect, Engineer, Structural Engineer, Town Planner, Supervisor) and Builder who shall indicate their names, addresses, registration numbers on the body of the plan and in all other relevant documents. The plans shall also be signed by the concerned owner of the land.

(2) All plans, drawings, statements, design details shall bear the signature of the applicant and shall be duly countersigned by the Architect. All documents and plans

related to structural designs shall bear the full name and full signature of a Structural Engineer. Plans and documents related to sanitary arrangements shall bear the full name and full signature of Public Health Engineer.

Note: *1.The Architect who has prepared the plan shall put his number and seal on all plans and documents signed by him and shall also furnish a certificate to the effect that he shall supervise the construction of the building and shall be responsible for any deviation from the approved plan except if the owner intimates that his services have been terminated.*

2.The Empanelled Structural Engineer, who has prepared the structural design, shall put his seal, and address on all the documents signed by him and shall also furnish a certificate to the effect that he shall supervise the structural part of the construction in Form- VII and shall be responsible for any structural failure except that caused by unprecedented natural calamities and except if the owner intimates that his services have been terminated.

3. All aspects related to structural design, building surface, plumbing, electrical installation, sanitary arrangements, fire protection shall adhere to the specification, standards and code of the practice recommended in the National Building Code of India, 2005 and any breach thereof shall be deemed to be a breach of the requirements under these Regulations.

(3) The technical personnel and builder as specified in sub Regulation (1) & (2) above shall have to be registered/empanelled with the Authority. Their qualifications and competence shall be as per Schedule-1.

(4) No plans for construction of apartment building, group housing and commercial building shall be entertained unless the builder is registered/empanelled by the Authority in accordance with the competence as specified in the Schedule- 1. However for plots less than 500 sq. mtr. of plot area registration of builder is not revised.

(5) When it comes to the notice of the Planning Member, Engineer Member, any Member of the Authority, or any other person, that a plan signed by technical personnel or

builder referred to under sub-Regulation (1) & (2) is in violation of the norms of this Regulation he shall bring this to the notice of the Authority.

The Authority shall issue a notice asking for a show cause within fifteen days as to why such technical personnel or builder should not be disqualified/ black listed. After receipt of the show cause, if any, the matter shall be placed before the Authority for a decision on such disqualification/ black listing. The decision of the Authority on disqualification/ black listing shall be published.

An appeal against an order under sub-clause (6) above shall under section 18/103 of the Act.

9. Permission

(1) No permission shall be required for the works specified in Clause- 12.4.1, Part-2 of N.B.C – 2005 and Section- 15 of O.D.A. Act- 1982 as detailed below:-

- a) opening and closing of a door, window or ventilator.
- b) Providing inter communication door.
- c) Providing partition.
- d) Providing false ceiling.
- e) Gardening
- f) White washing
- g) Painting
- h) Re-tiling & re-roofing
- i) Plastering & patch work.
- j) Re-flooring
- k) Construction of sun shades on one's own land.

(2) All clarification with respect to deficiency in the plan, documents shall be sought for from the applicant within reasonable time.

(3) Once the plan has been scrutinized and objections have been pointed out, the applicant shall modify the plan to comply with the objections raised and re-submit it. The Authority shall scrutinize the re-submitted plan and if there will be further objections, the plan shall be rejected.

(4) The Authority shall communicate either approval in Form-II or refusal in Form-IX within 60 days from date of receipt of application under Regulation5

(5) If the Authority, does not communicate its decision either granting or refusing permission to the applicant within 60 days from the date of receipt of application by

the Authority, the applicant shall draw the attention of the Vice-Chairman of the Authority with regard to his application, by registered post in Form-III. The Planning Member shall within the fifteen days from the date of receipt of notice in Form-III place the details of the case before the Vice- Chairman.

(6). If, within a further period of one month from the date of receipt of application drawing such attention as mentioned in regulation (5) above, the Authority does not communicate its decision, either granting or refusing permission, such permission shall be deemed to have been granted to the applicant on the date following the date of expiry of the three months period.

(7)In case of Apartment Buildings, Group Housing Projects, Integrated Township Projects and non-residential buildings of height stilt+3 and above, permission for construction shall be accorded along with direction to the builder/developer to develop the on-site and off-site infrastructure like connectivity of sewerage, drainage, water supply, road etc as per the specification of the concerned public authorities.

The builder/developer shall produce no objection certificate from the above authorities regarding successful completion of all infrastructures while applying for occupancy certificate

After receipt of the NOC from the above authorities occupancy certificate shall be given by RDA.

10. Maintenance of Register

A register in Form-IV containing the necessary particulars including information as to the manner in which applications for permission have been dealt with by the Authority shall be maintained.

11. Duration of Permission

Every permission granted under these Regulations shall remain valid up to three years. However the permission shall have to be revalidated before the expiry of the above period on payment of such fees as may be prescribed under rules and such revalidation shall be valid for one year.

12. Construction not according to Plan

(1) If the Authority finds at any stage that the construction is not being carried out according to the sanctioned plan or is in violation of any of the provisions of these Regulations,

it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.

(2) If the owner fails to comply with the requirements at any stage of the construction, the Authority may cancel the building permission issued and shall cause notice of such cancellation to be pasted upon the said construction. If the owner is not traceable at the address given in the notice, pasting of such notice shall be considered as sufficient notification of cancellations to the owner thereof. No further work shall be undertaken or permitted upon such construction until a valid building permission is issued thereafter.

(3) The notification under Regulation (2) shall also be published as public notice.

(4) The Authority shall also be at liberty to forfeit whole or part of the security deposit obtained from the builder/developer in such a case.

(5) The above mentioned procedure shall also be followed in case of deviation of the layout.

(6).An appeal against an order under regulation (2) & (4) above shall lie under section 18 of the Act.

**13. Information
at the site of
construction**

(1) Where tests of any material are to be made to ensure conformity of the requirements of these Regulations, records of the tests data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.

(2) The persons to whom a permit is issued during construction shall keep the same pasted in a conspicuous place on the property in respect of which the permit was issued;

- A. a copy of the building permit; and
- B. a copy of approved drawings and specifications

14. Inspection

(1) Generally all construction or work for which a permit is required shall be subject to inspection by the Authority at all reasonable hours with prior intimation.

(2) Inspection, where required, shall be made within seven days following the receipt of notification in Form-V or Form-VIII, after which period the owner shall be free to go

ahead with the construction according to the approved plan. At the first inspection, the Authority shall determine to the best of its ability that the building construction has been taken up in accordance with approved building plans.

**15. Certificate
occupancy**

Chairman shall issue a certificate of fitness for occupancy, for part of a building during its construction or whole of the building after construction in Form-X or refuse occupancy, as the case may be, within 30 days from the date of inspection.

(2) Such certificate shall be issued only after all utility services for the entire building are physically provided.

(3) The occupancy certificate should also state the use/ type of occupancy of the building. However, the applicant may apply for change of use/occupancy permitted within the preview of the Development Plan/ Zonal Plan/ Zoning Regulations, where if required.

(4) In case of multi storeyed building and other special building like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with covered area more than 500 sqm., after completion of the building and obtaining the occupancy certificate, periodic inspection shall be made by the Fire Authority to ensure the fire safety of the building and compliance with the provision of fire and life safety requirements ('Fire and Life safety', Part-4 of NBC, 2005). Periodic occupancy renewal certificate shall be issued by the Authority on recommendation of the Fire Authority which shall also include safe keep of fire fighting installations and equipment for such building.

(5) All occupied buildings and buildings covered under sub-regulation (4) above shall also be subject to periodic physical inspection by a team of multi disciplinary professionals of the Authority. This work may be outsourced by the Authority as may be deemed necessary. The team shall report about the compliance of bye-laws, natural lighting, ventilation etc., besides structural and electrical safety. If any short comings/ deficiencies or violations are noticed during inspection, the occupants shall ensure the compliance of the same within a specified time frame of six months. If not complied with, the building shall be declared unsafe. The period of inspection shall be usually three to five years but in any case not more than five years.

(6) An appeal against the decision of the Authority shall lie under section 18/103 of the Act.

**16. Art
Commission**

(1) Where the building plan accompanying the application seeking permission, requires the clearance of the Art Commission, Orissa constituted under section 88 of the Act, the Authority shall grant the permission only after the clearance is given by the said Commission. In all other cases, architectural control shall be regulated according to the provisions of these Regulations.

(2) The Authority, on the recommendation of the Art Commission, may issue public notices, from time to time, prescribing the architectural norms in different zones.

**17. Construction
near protected
Monuments**

(1). No construction or re-construction of any building, within a radius of 100 meters, or such other higher distance from any archaeological site, as may be decided by the Archaeological Survey of India and Orissa State Archaeological Department from time to time, from the outer boundary of a declared protected monument shall be permitted.

(2) (i) No construction above 1st floor and above (seven) meters shall be allowed beyond a radius of 100 meters and within a radius of 300 meters of such monuments.

(ii) The construction or reconstruction of any building under Regulation (2) shall not above 7 (seven) meters of total height.

(3) Notwithstanding anything contained in the regulation (1) & (2) above, construction / reconstruction / addition / alteration shall be allowed on production of NOC from A.S.I/State Archaeology Department as the case may be.

(4) If a building or premises, not covered under The Ancient Monument Preservation Act, 1904, or The Ancient Monuments and Archaeological Sites and Remains Act 1958, in the opinion of the Authority, is of historical or architectural interest, and is in danger of being demolished or altered or likely to be affected in its character by development, the Authority shall not grant permission for construction over any land situated near the said building or premises. The matter shall be referred to the Art Commission, whose decision shall be final.

(5) These provisions shall apply *mutatis mutandis* in respect of archaeological sites notified by the Art Commission.

(6) An appeal against the decision under regulation (3) shall lie under section 18 of the Act.

**18. Construction
near important
buildings**

No building exceeding 10 meters height shall be permitted within 200 meters radius from the boundary of the important buildings as may be decided by the Authority from time to time.

**19. Unsafe
Building**

(1) All unsafe buildings shall be considered to constitute danger to public safety and shall be restored by repairs or demolished or dealt with otherwise as directed by the Authority.

(2) The Authority shall examine or cause to be examined every building reported to be unsafe or damaged and shall make a written record of such examination.

(3) Whenever the Authority finds any building or portion thereof to be unsafe, it shall, in accordance with established procedure for legal notice, give to the owner or occupier of such building written notice stating the defects thereof. This notice shall require the owner or the occupier within a time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.

(4) The Authority may direct in writing that the building which in its opinion is dangerous, or has no provisions for exit in the event of fire, shall be vacated immediately or within the period specified for the purpose;

(5) If any person does not comply with the orders of vacating building, the Authority may with the help of police remove the persons from the building.

(6) In case the owner or occupier fails, neglects or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Authority shall cause the danger to be removed either by demolition or repair of the building or portion thereof or otherwise.

(7) In case of emergency, which, in the opinion of the Authority involves imminent danger to human life or health, the decision of the Authority shall be final. The Authority shall forthwith or with such notice as may be possible

promptly cause such building or portion thereof to be rendered safe by retrofitting/strengthening to the degree of safety or removed. For this purpose, the Authority may be at once enter such structure or land on which it stands, or abutting land or structure, with such assistance and at such cost as may be deemed necessary. The Authority may also get the adjacent structures vacated and protect the public by appropriate fencing or such other means as may be necessary.

(8) Costs incurred under (6) & (7) shall be charged to the owner of the premises involved. Such cost shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as provided under law.

**20. Demolition
of building**

(1) Before a building is demolished, the owner shall notify all utilities having service connections within the building, such as water electricity, gas sewer and other connections. A permit to demolish a building shall not be issued until a release is obtained from the utilities departments stating that their respective service connections and appurtenant equipment, such as meters and regulators have been removed or sealed and plugged in a safe manner.

(2) The owner shall take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighboring plot owners.

(3) In case of semi-detached building, no objection certificate from all the neighbors shall be obtained.

**21. Responsibility
and duty of the
owner**

(1) Neither granting of the permit nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC, 2005 and these Regulations.

(2) Every owner/applicant shall;

A. Permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for purpose of enforcing the Regulations,

B. Obtain, where applicable from the competent Authority permissions/ clearances required in connections with the proposed work,

C. Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form- VIII, notice of completion in Form- VI and notice in case of termination of services of Technical persons engaged by him.

D. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

22. Responsibility of Authority

(1) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person/persons or under whose supervision the building is constructed from their responsibilities imposed under these Regulations, or under any other law for the time being in force.

(2) Approval of the plan would mean granting of permission to construct under these Regulations only and shall not mean among other things like;

- A. the title over the land or building;
- B. easement rights;
- C. variation in area from recorded area of a plot or a building;
- D. Structural stability;
- E. Workmanship and soundness of materials used in the construction of the buildings
- F. Quality of building services and amenities in the construction of the building
- G. The site/area liable to flooding as a result of not taking proper drainage arrangements as per the natural lay of the land, etc. and
- H. Other requirements or licenses or clearances required for the site/ premises or activity under various other laws.

(3) The approval or permission shall not bind or render the Authority liable in any way with regard to the matter specified in regulation (2) (A) to (H) above.

23. Permission for cell phone/wireless Tower

- 1. The owner of the plot/house, where the cell phone/ wireless Towers are proposed, has to obtain prior permission from the Authority for construction of Tower full-filling normal procedure for any building permission.

2. The permission for construction of a cell phone/wireless Tower and its allied activities can be granted only if the following conditions are met:-
 - i) The height regulation of multi-storied building under the regulation of RDA in force.
 - ii) There is no violation of any of the provisions of the regulation of RDA regarding set-back, coverage, floor area ratio etc.
 - iii) There is no un-authorized encroachment or projection of chhajja or roof over Road land or any other land not belonging to the applicant.
 - iv) There is no objection from the residents of the locality, specifically from the immediate neighbors.
 - v)

NOTE: For inviting objections and suggestions, the Authority may publish a notice to that effect in the Notice Board of the Authority issuing copies to the immediate neighbors of the proposed site, giving at least 15 days time. If there is any objection received by the Authority, the Authority may examine carefully whether there is any substance in the point of objection. If the Authority finds any substance in the objection, the Authority may communicate the same to the applicant giving opportunity to clarify and make necessary compliance to that the points of objection. If necessary the Authority may allow a joint hearing of the person who has raised the objection, the plot/house owner and applicant or his representative and should see whether the points of objections are reasonable and whether the plot/house owner and cell phone/wireless agency is keen to take adequate measures to prevent any harmful effect or incidence to the surrounding people specifically to the immediate neighbour. Objection for the sake of objections or having no reasonable grounds may be rejected.

- vi) The Cell phone/wireless agency may give an undertaking vide affidavit to the effect that the agency shall give compensation to the affected persons(if any) in case their activities have inflicted harmful effects on them (affected persons) at any point of time and take immediate remedial measures to prevent further such harmful effects. In case the agency fails to prevent such harmful effects in an effective manner, the agency shall immediately discontinue the activities and finally close the functioning of their activities, unless permanent solution to the problem is found.

- vii) The Authority may charge at the rate of Rs.1,00,000 per year to the applicant/owner of the plot/house and at the rate of Rs.2,00,000 per year to the cell phone/wireless agency towards charges for conversion of land use for the period of agreement.

PART – III

ZONING REGULATIONS

24. Zoning

(1) In the Comprehensive Development Plan area, various use zones *viz*, **Residential, commercial, industrial, administrative, institutional, open space uses, transport & communication , green belt, natural drainage channel and water bodies** having their zonal boundaries as indicated in the development plan shall be regulated as per the table under Regulation 25. Except as otherwise provided no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless its use is in conformity with these Regulations.

(2) All places of worship, temples, churches, mosques, burial and cremation ground etc. existing prior to enforcement of these Regulations shall be exempt from being treated as non-conforming uses, provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time.

(3) All non-conforming uses of land and buildings shall be discontinued by the owner and the modified uses shall be made to conform to the land use of the development plan in force within six months of the Regulations coming in force.

25. Different use of land

(1) Permission for different uses shall be accorded outright for the principal use earmarked in the different zones described in column(3) of the table No. 2.

(2) Permission for different uses described in column -4 shall be permitted on special consideration and reasons for such consideration shall be recorded in writing.

(3) The purposes specified in column (5) of the said table shall not be permitted in the areas reserved for particular uses.

(4) Residential buildings may be permitted in the open space use zone if the following conditions are satisfied along with other conditions of these Regulations.

- A. the land is a stitiban land and is not a leasehold land;
- B. the coverage is not more than 40%;
- C. the height is not more than 7.0 (seven) meters; and at least 20 percent of land is used for plantation;

- (5) Mixed land use may be permitted in a particular zone. However, the main use shall cover not less than 2/3rd of the total floor area and the ancillary use shall not exceed 1/3rd of the total floor area .

TABLE-1: LAND USES PERMITTED/PROHIBITED IN DIFFERENT USE ZONES

Sl. No .	Use Zone	Uses/Activities Permitted	Uses/Activities Permitted on application to the Competent Authority	Uses/Activities Prohibited
		(a)	(b)	(c)
1.	Residential Use Zone	<ol style="list-style-type: none"> 1. Residential, residential flat 2. Hostel, Boarding and lodging houses 3. Night shelters, foreign missions, dharamshala, guest houses 4. Professional offices not exceeding one floor 5. Educational buildings (nursery, primary, high – school, college) 6. Research institutes 7. Social, cultural and neighbourhood, recreational institutions with adequate parking facilities 8. Marriage hall, community hall 9. Convenience shopping centres, local(retail) shopping 10. Community centres, club, auditoriums 11. Exhibition and art galleries 12. Library, gymnasium 13. Medicals, clinics, dispensaries, nursing home, health centres (20 beds) 14. Public utilities and 	<ol style="list-style-type: none"> 1. Places of worship 2. Convenience shopping 3. Government and Semi-Government offices 4. Colleges and research institutions 5. Petrol Filling Stations 6. Places of entertainment 7. Cinema halls 8. Markets for retail goods, weekly markets, multi – purpose or junior technical shops 9. IT, IT enabled services 10. Tourism related services, transient visitor camps 11. Motor vehicle repairing workshop/ garages, storage of LPG gas cylinders 12. Burial – grounds, restaurants and hotels 13. Printing press 	<ol style="list-style-type: none"> 1. a Heavy, large and extensive industry, noxious, obnoxious and hazardous industries 2. Warehousing, storage godowns of perishables, hazardous, inflammable goods 3. Turnkey yards, 4. Workshop for buses etc. Slaughter housing 5. Wholesale mandis 6. Hospitals treating contiguous diseases 7. Sewage treatment plant/disposal work, 8. Water treatment plant, solid waste dumping ground 10. Zoological

		<p><i>public buildings</i></p> <p>15. Nursery and green houses</p> <p>16. Household occupation if the area for such use does not exceed one floor and there shall be no public display of the goods</p> <p>17. Banks and other financial institutions not exceeding one floor</p> <p>18. Bus stop, taxi stand</p> <p>19. Services for households (saloon, parlours, bakery, sweet shop, dry cleaning, internet kiosk, etc) not part of a residential building</p> <p>20. Police post</p> <p>21. Park/ tot – lots, technical training centre, yoga centre/health clinics</p>	<p>14. Godowns /warehousing,</p> <p>15. Bus depots without workshop</p>	<p><i>garden, botanical garden, bird sanctuary</i></p> <p>11. International conference centre</p> <p>12. Reformatory, district battalion offices, forensic science laboratory</p> <p>13. All uses not specifically permitted</p>
2.	(a) Commercial Use Zone	<p>1. Retail business, mercantile</p> <p>2. Business and Professional Offices</p> <p>3. Government/ institutional offices, and semi Government offices</p> <p>4. Shops</p> <p>5. Services</p> <p>6. Restaurants, hotels</p> <p>7. Hostels/Boarding houses, social and welfare institutions</p> <p>8. Convenience/ neighbourhood shopping centre, local shopping centres, weekly/ formal markets, bakeries and confectionaries</p> <p>9. Cinema hall/theatre, banquet halls, auditoriums</p>	<p>1. Place of entertainment and recreational uses</p> <p>2. Place of worship</p> <p>3. Service garage provided they do not directly abut the main road</p> <p>4. Printing presses employing not more than 10 persons.</p> <p>5. 20 bed hospitals not treating contagious diseases and mental patients</p> <p>6. Wholesale storage yards.</p>	<p>1. Polluting industries.</p> <p>2. Large scale storage of hazardous materials expecting in area, specifically earmarked for the purpose</p> <p>3. Dwellings except those of essential watch and ward personnel</p> <p>4. Heavy, extensive, noxious, obnoxious,</p>

		<p>10. Guest houses</p> <p>11. Marriage hall, night shelter</p> <p>13. Residential plot/group housing</p> <p>14. College</p> <p>15. Religious places</p> <p>16. Commercial centres</p> <p>17. Research/training institute</p> <p>18. Public utilities</p> <p>19. Parking lots</p> <p>20. Meat, fish, Vegetable & Fruit markets</p> <p>21. Banks and financial services</p> <p>22. Bus stop, taxi stand/ 3-wheeler stands</p> <p>23. Filling and service stations</p> <p>24. IT and IT enabled services</p> <p>25. Telephone exchange</p>	<p>7. Weigh bridge</p> <p>8. Polytechnics and higher technical institutes</p> <p>9. Sports/ stadium and</p> <p>10. Public utility installation</p> <p>11. Transient visitor's homes</p> <p>12. Incidental/ancillary residential use</p>	<p>hazardous and extractive industrial units</p> <p>5. Hospitals/ research laboratories treating contiguous diseases</p> <p>6. Poultry farms/dairy farms, slaughter houses,</p> <p>7. Sewages treatment/disposal sites</p> <p>8. Agricultural uses, storage of perishable and inflammable commodities</p> <p>9. Quarrying of gravel, sand, clay and stone</p> <p>10. Zoological garden and botanical gardens, bird sanctuary</p> <p>11. International convention centre</p> <p>12. Courts, sports training centre, reformatory</p> <p>13. District battalion offices</p> <p>14. Forensic science laboratory and all other activities which may cause nuisance noxious and obnoxious in nature</p> <p>15. All uses not</p>
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				<i>specifically permitted in the column (a) and (b)</i>
	(b) Wholesale Warehousing and Storage.	<ol style="list-style-type: none"> 1. Wholesale and retail business. 2. Wholesale and storage buildings 3. Commercial and business offices/ work places 4. Restaurants 5. Public utilities 6. Railway and road freight station 7. Weigh bridge 8. Banks and financial services/stock exchange 9. Bus stop 10. Parking space 11. Petrol pumps and service stations on roads of 12 meter or more ROW 12. Government and semi Government offices 13. Convention centre 14. God owns/ covered storage and warehousing 15. Service centres/ garages/workshops 16. Parks and open spaces Museums, library 17. Police station/ posts, post offices 	<ol style="list-style-type: none"> 1. Truck terminal and parking 2. Freight terminal 3. Junk-yards 4. Service garage 5. Non- polluting, non- obnoxious light industries 6. Warehousing/ storage godowns of perishable, inflammable goods, coal, wood, timber yards 7. Bus and truck depots 8. Gas installation and gas works 9. Water treatment plants 10. Railway yards/ stations 11. Incidental/ ancillary residential use 	<ol style="list-style-type: none"> 1. Polluting Industries 2. Large scale storage of hazardous and other inflammable materials excepting in areas, specifically earmarked for the purpose. 3. All uses not specifically permitted in columns (a) and (b)
3.	Industrial use zone, light manufacturing industry, service industry and medium industry	<ol style="list-style-type: none"> 1. All kind of industries 2. IT 3. ITES 4. Financial services 5. Textiles and apparels 6. Food processing industries 7. Agro processing industries 8. Common facility centres 9. Tool rooms 10. Industrial research institutions 11. Non polluting industries 12. Light engineering 13. Auto components 	<ol style="list-style-type: none"> 1. Technical education institutions 2. Government and semi government buildings 3. Private business offices 4. Hotels 5. Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods 	<ol style="list-style-type: none"> 1. Polluting industries 2. General Residences 3. General business unless incidental to and on the same site with industry. 4. Any manufacturing establishment detrimental by way of nuisance or hazard

		14. <i>Electrical and electronic goods</i> 15. <i>Pharmaceuticals</i> 16. <i>Beverages</i> 17. <i>Breweries</i> 18. <i>Small scale industries</i> 19. <i>SEZs notified by government of India</i> 20. <i>Activities associated with film production</i> 21. <i>Computer hardware</i> 22. <i>Machine tool industry</i> 23. <i>Convention centres</i> 24. <i>Exhibition stalls</i> 25. <i>Transport terminals</i> 26. <i>Hospitals to cater to the industrial workers</i> 27. <i>Medical center</i> 28. <i>Recreational facilities for industrial workers</i> 29. <i>Parks and playgrounds</i> 30. <i>Restaurants</i> 31. <i>Services for industrial workers</i> 32. <i>Residential buildings for essential staff and for watch and ward</i> 33. <i>Public utilities</i> 34. <i>Parking, loading, unloading spaces</i> 35. <i>Warehousing, storage and depots of non perishable and non-inflammable commodities and incidental use</i> 36. <i>Cold storage and ice factory</i> 37. <i>Gas godowns</i> 38. <i>Cinemas</i> 39. <i>Wholesale business establishments</i> 40. <i>Petrol filling station with garages and service stations</i>	6. <i>Junkyards</i> 7. <i>Sports/stadiums/ playgrounds</i> 8. <i>Sewage disposal works</i> 9. <i>Electric power plants, service stations</i> 10. <i>Cemeteries,</i> 11. <i>Banks and financial institutions</i> 12. <i>Helipads</i> 13. <i>Hospitals/medical centers, religious buildings</i> 14. <i>Taxi stands</i> 15. <i>Gas installations and gas works</i> 16. <i>Animal racing or riding stables</i> 17. <i>Workshops/ garages</i> 18. <i>Dairy and farming</i> 19. <i>Quarrying of gravel, sand, clay and stone</i> 20. <i>Other industries and facilities as suggested by the Industries Department of Government in consultation with Orissa Pollution Control Board and the Authority</i>	5. <i>Industries not permitted by Orissa Pollution Control Board</i> 6. <i>Residential dwellings other than those essential operational and watch and ward staff</i> 7. <i>Schools and colleges</i> 8. <i>Hotels, motels</i> 9. <i>Caravan parks, recreational spots or centers</i> 10. <i>Other non-industrial related activities</i> 11. <i>Irrigated and sewage farms</i> 12. <i>Major oil depot and LPG refilling plants</i> 13. <i>Commercial offices, educational institutions, social buildings</i> 14. <i>All uses not specifically permitted in column (a) and (b)</i>
4.	Public Semi-Public Use Zone.	1. <i>Local, State and Central Govt. Offices</i> 2. <i>Semi-government</i> 3. <i>Public undertaking offices</i>	1. <i>Residential flats, residential plots for group housing and staff housing</i> 2. <i>It services</i>	1. <i>Heavy, extensive and other obnoxious, hazardous</i>

		<p>4. <i>Universities and specialized educational institutions, schools</i></p> <p>5. <i>Educational and Medical Institutions, Research institutions, college</i></p> <p>6. <i>Hotels/ guest houses</i></p> <p>7. <i>Commercial uses centre, other uses/activities</i></p> <p>8. <i>Shopping complex</i></p> <p>9. <i>Social and cultural institutions/ welfare centres</i></p> <p>10. <i>Libraries</i></p> <p>11. <i>Community hall</i></p> <p>12. <i>Conference halls, auditoriums</i></p> <p>13. <i>Marriage hall, dharamashala</i></p> <p>14. <i>Hospitals/nursing home/health centre/clinic/ dispensary</i></p> <p>15. <i>Hostels</i></p> <p>16. <i>Public utility buildings</i></p> <p>17. <i>Uses incidental to Govt. Offices</i></p> <p>18. <i>Local Municipal offices</i></p> <p>19. <i>Monuments and religious</i></p> <p>20. <i>Museums/art galleries/libraries exhibition halls</i></p> <p>21. <i>Institutions</i></p> <p>22. <i>IT,ITES, Financial services</i></p> <p>23. <i>Multi level car parking</i></p> <p>24. <i>Convention centre</i></p> <p>25. <i>Banking and financial services</i></p> <p>26. <i>Police stations, police lines, jails, fire stations, post offices</i></p> <p>27. <i>Uses for defence purpose, defence quarters, educational and police headquarters</i></p> <p>28. <i>Bus and Railway Passenger terminals</i></p>	<p>3. <i>Hostels, transit accommodation</i></p> <p>4. <i>Entertainment and recreational complexes</i></p> <p>5. <i>Nursery and kindergarten, welfare centre</i></p> <p>6. <i>Open air theatre, playground</i></p> <p>7. <i>Residential club, guest house</i></p> <p>8. <i>Truck terminals, helipads</i></p>	<p><i>industries,</i></p> <p>2. <i>Slaughterhouse s, junkyard, wholesale mandies</i></p> <p>3. <i>Dairy and poultry farms, farmhouses</i></p> <p>4. <i>Workshops for servicing and repairs, processing and sale of farm products and</i></p> <p>5. <i>Uses not specifically permitted herein</i></p> <p>6. <i>All uses not specifically permitted in column (a) and (b)</i></p>
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		29. <i>Incidental/ancillary residential use</i>		
5.	Utilities and Services	<ol style="list-style-type: none"> 1. <i>Public utilities and buildings, solid waste dumping grounds</i> 2. <i>Local municipal facilities like water supply, sewerage, drainage, solid waste</i> 3. <i>Booking office</i> 4. <i>Radio and television station</i> 5. <i>Tele communication centres, telephone exchange</i> 6. <i>Cremation grounds and cemeteries, burial grounds</i> 7. <i>Police post, fire post</i> 8. <i>Post and telegraph office</i> 9. <i>Observatory and weather office</i> 10. <i>Power plants/ electrical substation</i> 11. <i>Incidental/ancillary residential use</i> 	<ol style="list-style-type: none"> 1. <i>Water supply installations</i> 2. <i>Sewage disposal works</i> 3. <i>Service stations</i> 4. <i>Cemeteries/graveyards</i> 5. <i>Warehouse/storage go downs</i> 6. <i>Health centre for public and staff or any other use incidental to public utilities and services</i> 7. <i>Nursery and kindergarten, welfare centre</i> 8. <i>Residential club, guest house</i> 9. <i>Community hall</i> 10. <i>Truck terminals, helipads</i> 11. <i>Commercial uses center, other uses/ activities</i> 	<ol style="list-style-type: none"> 1. <i>Any building or structure which is not required for uses related to public utilities and activities is not permitted therein.</i> 2. <i>All uses not specifically permitted in column (a) and (b)</i>
6.	Recreation	<ol style="list-style-type: none"> 1. <i>Specialized parks/ maidans for multipurpose use</i> 2. <i>Special recreational zones</i> 3. <i>Special education areas</i> 4. <i>Regional parks, district parks, playgrounds, children traffic parks</i> 5. <i>Botanical/ zoological garden, bird sanctuary</i> 6. <i>Clubs</i> 7. <i>Community hall</i> 8. <i>Stadiums, picnic huts, holiday resorts</i> 9. <i>Shooting range, sports training centre</i> 10. <i>Swimming pools</i> 	<ol style="list-style-type: none"> 1. <i>Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters</i> 2. <i>Commercial use of transit nature like cinemas, circus and other shows</i> 3. <i>Public assembly halls</i> 4. <i>Restaurants and</i> 5. <i>Caravan parks</i> 	<ol style="list-style-type: none"> 1. <i>Any building or structure, which is not required for open air recreation, dwelling unit except for watch and ward, and uses not specifically permitted therein.</i> 2. <i>All uses not specifically permitted in column (a) and</i>

		<p>11. Bus and railway passenger terminals, library</p> <p>12. Public utilities and facilities such as police post, fire post, post and telegraph office, health centre for players and staff</p> <p>13. Incidental/ancillary residential use</p>	<p>6. Open air cinemas/ theatre</p> <p>7. Entertainment and recreational complexes</p> <p>8. Open air theatre, playground</p> <p>9. Residential club, guest house</p> <p>10. Fire post, police station, post and telegraph office, polytechnics</p> <p>11. Commercial uses center, other uses/ activities</p>	(b)
7.	Transportation Use Zone	<p>1. Bus bays, Auto stand, Bus shelter, information kiosk</p> <p>2. Parking areas</p> <p>3. Multi level car parking</p> <p>4. Filling stations</p> <p>5. Transport offices, booking office</p> <p>6. Night shelter, boarding houses</p> <p>7. Banks</p> <p>8. Restaurants</p> <p>9. Workshops and garages</p> <p>10. Automobile spares and services, Go downs</p> <p>11. Loading and unloading platforms (with/without cold storage facility), weigh bridges</p> <p>12. Ware houses, Storage depots</p> <p>13. Bus and Truck terminals</p> <p>14. Railway stations yard, depots</p> <p>15. Airport</p> <p>16. Incidental/ancillary residential use</p>	<p>1. Tourism related projects</p> <p>2. Way side shops and restaurants</p> <p>3. All ancillary (complimentary) uses for above categories (subject to decision of the Authority)</p>	<p>1. Use/activity not specifically related to transport and communication permitted herein.</p> <p>2. All uses not specifically permitted in column (a) and (b)</p>
8.	Agriculture	1. Agriculture and	1. Houses incidental	1. Residential use

	Use Zone	<p><i>Horticulture</i></p> <p>2. Dairy and poultry farming, milk chilling centre</p> <p>3. Storage, processing and sale of farm produce</p> <p>4. Dwelling for the people engaged in the farm (rural settlement)</p> <p>5. Farm houses and accessory buildings</p> <p>6. Forest land</p> <p>7. Brick kilns and extractive areas</p> <p>8. Cottage industries</p> <p>9. Burial and cremation grounds</p> <p>10. Solid waste management sites</p> <p>11. Construction of building by government/development authorities beyond the existing developed basti area</p> <p>12. Building construction over plots covered under town planning scheme and conforming uses</p> <p>13. Petrol and other fuel filling stations</p> <p>14. Public utility and facility buildings</p> <p>15. Incidental/ancillary residential use</p>	<p><i>to this use. Place of worship, Dharmasala, lodging, rest shed etc</i></p> <p>2. Educational and research institutions</p> <p>3. Libraries and cultural buildings</p> <p>4. Parks and other recreational uses</p> <p>5. Wayside shops and restaurant</p> <p>6. Hospital for infectious and contagious diseases, mental hospital after clearance of the Authority</p> <p>7. Agro serving, agro processing, agro business</p> <p>8. Extensive industry</p> <p>9. Service industries accessory to obnoxious and hazardous industries</p> <p>10. Ice factory, cold storage,</p> <p>11. Godowns and warehouses</p> <p>12. Petrol pump, garages and workshops</p> <p>13. Studio</p> <p>14. Activities related to tourism</p> <p>15. Green buildings</p> <p>16. Normal expansion of land uses only in the existing homestead land</p> <p>17. Sewage disposal works</p>	<p><i>except those ancillary uses permitted in agricultural use zone</i></p> <p>2. Heavy, extensive, obnoxious, noxious and hazardous industries</p> <p>3. Any activity which is creating nuisance and is obnoxious in nature.</p>
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			18. Electric power plant 19. Quarrying of gravel, sand, clay or stone	
9.	Water bodies Use Zone	1. River, canal 2. Streams, water spring 3. Ponds, lakes 4. Wetland, aqua culture pond 5. Reservoir 6. Water logged/marshy area	Any other use/activity incidental to Water bodies Use Zone is permitted.	Use/activity not specifically related to Water bodies Use Zone not Permitted herein.
10	Special Area Use Zone	1. Old built-up areas having mixed land use. 2. Areas of historical or archeological importance having historical monuments and architecturally important buildings. 3. Areas of scenic value and needs to be preserved without spoiling the character by putting up various kinds of structures 4. Village Settlements.	Any other use/activity incidental to Special Areas Use Zone is permitted.	Use/activity not specifically related to Special Areas Use Zone not permitted herein.

N.B.- Mixed land use can not be permitted on the plots facing road of width less than 9.0 metres.

PART – IV

GENERAL

**26. Restriction on
Permission**

(1) Without prejudice of any other stipulations in, these Regulations no permission to construct a building on a site shall be granted:

A. in areas of natural waterways or drains as detailed in the Development plan, and drainage plan as modified from time to time.

B. If the orientation of such building is not in harmony with the surroundings, as may be decided by the Art of Commission;

C. If the use to which the site is proposed to be put does not conform to the use earmarked in the Development Plan;

D. If the building is to be constructed over or under a municipal drain, sewerage line, electrical line, water main, any other government or public land or public utility services;

E. if the foundation of the external wall along a street is located at a distance less than 0.5 meters from the edge of the street or road margin including the drain;

F. All structural plans are required to take into account seismic effect of the particular seismic zone under which Rourkela falls.

**27. Distance
From Electric Lines**

(1) As provided in clause- 6.4 of NBC-2005 no verandah, balcony or the like shall be allowed to be erected or re-erected or any addition or alterations made to a building within the distance quoted below in accordance with the current Indian Electricity Rules, as amended from time to time between the building and any overhead electric supply line;

TABLE - 3: MINIMUM DISTANCE FROM THE ELECTRICAL LINE

	Vertical distance in meters	Horizontal distance in meters
Low and medium voltage lines and service lines	2.5	1.2
High voltage lines up to and including 11,000/- Volt	3.7	1.2
High voltage lines above 11,000/- Volt and up to including 33,000/- Volt	3.7	2.0
Extra high voltage lines beyond 33,000/- Volt	3.7 (Plus 0.3 meters for every additional 33,000/- Volts or part thereof)	2.0 (Plus 0.3 meters for every additional 33,000/- Volts or part thereof)

28. Plantation (1) In every multi –storied buildings/ Group Housing/ Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, at least 10% of the land shall be covered by plantation. The plantation shall be done by the time; the construction of the building is completed.

29. Means of Access (1) Every building/ plot shall abut on a public/ private means of access.

(2) In no case, development of newly carved plots shall be permitted unless it is accessible by a public street of width not less than 6 meters. The width of the road shall be determined as per clause -4 part-3 of NBC-2005.

(3) In case of institutional, administrative, assembly, industrial and other non residential and, the minimum road width shall be 9 meters.

(4) In case of a private road, which gives access to one or more buildings, the owner of the said private road shall develop the road and storm water drain as required by the Local Authority, and transfer the same by way of gift to the Local Authority for its maintenance before sanction of the building plan.

(6) In the existing built-up area in case of plot facing street/means of access less than 6.0 mtr. in width the plot boundary shall be shifted by 3 m. from the centre line of the street/ means of access to facilitate to formation of new

street/ means of access of 6 m. width up to length of 200 m.
after which it should be connected to a wider road.

- 30. Minimum Size of Plot** The minimum size of plots for different categories of buildings is given below:

TABLE- 4: CATEGORY WISE SIZE OF PLOTS

Category	Min. road width (m)	Min. size of plot in Sq.m.
Kalyan Mandaps	12	1000
Cinema, game centers, Multiplex convention centers	18	2000
Social clubs and amenities	12	1000
Multi storey car parking	12	1000
Office building	12	300
Primary/Upper Primary school	12	2000
High School, Residential School	12	6000
+2 College/Junior college	12	4000
Degree College	12	6000
Technical educational institution	12	10000
Petrol Pumps/Filling stations	12	500
Restaurant	12	500
LPG storages	12	500
Places of congregation	12	500
Public libraries	12	300
Conference hall	12	1000
Community hall	12	500
Nursing homes/ polyclinics	12	300
Hotel	12	2000
R & D Lab	12	1500

***Note:** In exceptional cases the Authority may consider revising the minimum size of plot on the recommendations of the Development Plan & Building Permission (DP&BP) Committee.*

- 31. Minimum Setbacks & Coverage For Non-high Rise building** (1) The minimum setbacks and coverage of buildings permissible in a given size/plot for residential and commercial building shall be as follows:- upto 15mtr height

TABLE – 5: PLOT SIZE WISE PERMISSIBLE SET BACKS AND HEIGHT OF BUILDINGS

Plot size (in Sq. Mts.)	Maximum height of building permissible (in Mts.)	Front setback (in Mts) as per Abutting road width					Minimum setbacks other sides(in Mts.)	
		Less than 9 Mts.	9 Mts. and below 12 Mts.	12 Mts. and less than 18 Mts.	18 Mts. and less than 30 Mts.	Above 30 Mts.	Rear side	Other side
1	2	3(a)	3(b)	3(c)	3(d)	3(e)	4	5
Less than 100	7	1.0	1.0	2.0	2.0	3.0	--	--
100 & up to 200	10	1.0	1.0	2.0	2.0	3.0	1.0	--
Above 200 & up to 300	10	1.5	1.5	2.5	2.5	3.5	1.0	1.0
Above 300 & upto 400	12	1.5	1.5	2.5	2.5	3.5	1.5	1.5
Above 400 & up to 500	12	1.5	2.0	2.5	3.0	3.5	1.5	1.5
Above 500 & up to 750	Less than 15	1.5	2.0	3.0	3.0	4.0	2	2
Above 750	Less than 15	1.5	2.0	3.0	4.0	4.0	3	2.5

2. (i) In case of group housing, the minimum distance between two buildings will not be less than $1/3^{\text{rd}}$ of the height of the taller building. However the minimum width of the internal road shall be 6 m.

(ii) In all other cases, if any interior open space is intended to be used for the benefit of more than one building belonging to the same owner, the width of such open space shall be the one specified for the tallest building abutting on such open space shall not be less than three meters.

N.B

(1) in case of schemes taken up by RDA/OSHB, the setback provided in the scheme may be lower.

(2) Where the plot width is 7 m or less permission may be granted on one side set back but side set back may not be insisted for a plot width up to 5.0 m. However no permission may be granted if plot width is less than 3.0 m.

(3) Where a plot abuts a road less than 6.0 m, the maximum coverage may be restricted to 50% with FAR 1.00 and where road width is less than 3.0 m no permission shall be granted

(2) Guard room / ATM counter up to 20 sqm. may be allowed in the plot where the front setback is at least 6.00 mts.

(5) In case of group housing the minimum distance between two buildings shall not be less than $1/3^{\text{rd}}$ of the height of the taller building. However the minimum width of the internal road shall be 6 m.

(6) The setbacks/open spaces for other occupancies shall be as below

A. Educational buildings – In case of nursery schools, the open spaces around the building shall not be less than 3 m. and for all other educational buildings the open spaces around the building shall not be less than 6 m.

B. Institutional Buildings- the open space around the building shall not be less than 6 m.

C. Assembly buildings – the open space at front shall be not less than 12m and the other open spaces around the building shall be not less than 6 m with maximum coverage of 40%.

D. Commercial & Storage buildings- In case of plots with more than 500 sq. m. area, the open spaces around the building shall be not less than 4.5m.

E. Industrial Buildings-

Refer Part-XI Regulations for Industry and SEZs

F. Hazardous occupancies – the open spaces around the building shall be not less than 6metrs.

G. IT, ITES and other Corporate Buildings:- In case of plots up to 750 sqm the minimum set backs around the building shall not be less than 3 mtr. In case of plots above 750 sq.mtr. the minimum set backs around the building shall not be less than 4.5 mtr.

- 32. Minimum setbacks For high rise Buildings** For high-rise / multi- storied buildings, the open spaces around the building shall be as given in the table below;

TABLE- 6: PROVISION OF EXTERIOR OPEN SPACES AROUND THE BUILDINGS

Sl. No.	Height of the Building in meters.	Exterior open spaces to be left out on all sides in m. (front rear and sides in each plot)
1	15 and above & up to 18	5
2	More than 18 & up to 21	6
3	More than 21 & up to 24	7
4	More than 24 & up to 27	8
5	More than 27 & up to 30	9
6	More than 30 & up to 35	10
7	More than 35 & up to 40	11
8	More than 40 & up to 45	12
9	More than 45 & up to 50	13
10	More than 50 & up to 55	14
11	More than 55	16

Note: (i) On sides where no habitable rooms face, a minimum space of 9.0 m. shall be left for heights above 27.0 m.

(ii) In case of multi storeyed buildings the exterior open space around a building shall be of hard surface capable of taking load of the fire engine weighing up to 45 tones.

iii) One Guard room at the entrance & exist of the multi storied building may be permitted with maxm. Covered area of 6 Sq. m with maximum Ht. of 2.4 mtr in the setback area towards outer wall of the property.

- 33. Floor Area Ratio** (1) The floor area ratio FAR) for residential, commercial, corporate, IT/ITES buildings shall be decided on the basis of the road width on which the plot/site abuts.

TABLE – 7: FAR AS PER ROAD WIDTH.

Road width in m.	FAR for Residential/ commercial building	FAR for IT/ITES/ Corporate buildings
Up to 6	1.0	--
Above 6 m & up to 9 m	1.5	--
Above 9 m & up to 12 m	1.50	--
Above 12 m & up to 15 m	2.00	2.00
Above 15 m & up to 18 m	2.00	2.00
Above 18 m & up to 30 m	2.25	2.25
Above 30 Mtr.	2.50	2.50

(1) If the plot is of area (0.80 Ha.) then additional FAR of 0.25 may be allowed over and above the applicable FAR basing on the Table 7.

(2) In case of group housing the maximum permissible FAR shall be **2.5 & maximum permissible ground coverage shall be 40%**. However additional FAR of up to 0.25 shall be allowed for dwelling units meant exclusively for LIG/EWS. **The FAR shall be calculated on the total area.**

(3) In case of Institutional and Assembly building the maximum permissible FAR shall be 1.50 for plots up to 1000 sq. m. and 1.75 for plots above 1000 sq.m.

(4) In case of transport related activities such as; railway yards, railway station, bus stands, bus shelters, transport depot, air port, special warehousing, cargo terminals etc. the maximum permissible FAR shall be 1.00.

(5) In case of Industrial building the maximum FAR shall be 1.50.

(6) In case a part of the plot is acquired/ donated for public purpose like road, drain etc., the Authority may allow additional FAR up to 0.25 in the form of TDR (Transferable Development Right) as per the modality approved by the Authority.

(7) The Authority may allow premium FAR up to 0.25 on IT/ITES buildings on payment of fees to be decided by the Authority from time to time, on roads of width 18 m. and above with the approval of the Government. The Authority may refund the fee proportionate to 0.10 premium FAR in case of platinum/ gold certified green buildings.

(8) The benefit of un-utilized FAR in respect of Apartment Buildings/ Group Housing shall be made available to the Society and not to the Builder/ Developer.

(9) Exclusive multistoried parking blocks can be provided within the required setback area without reducing the driveway for the fire tender to the extent of minimum 6 meters. This will not be included in the calculation of coverage and FAR.

(10) FAR shall not include.

(A) Basements or cellars and space under a building constructed on stilts and used as a parking space, and air conditioning plant room used as accessory to the principal use;

(B) Electric cabin or substation, watchman booth of maximum size of 3 sq. m. with minimum width or diameter of 1.732 m., pump house, garbage shaft, and space required for location of fire hydrants, electric fittings and water tank, society room of maximum 12 sq. m.

(C) Projection and accessory buildings as specifically exempt from the open space/ setback requirement.

(D) Staircase room and lift rooms above the topmost storey, architectural features, and chimneys and elevated tanks of dimensions as permissible under the NBC- 2005; the area of the lift shaft shall be taken only on one floor.

34. Height of a Building

(1) The height of the building shall be governed by the limitations of Floor Area Ratio, open space (setbacks), and the width of the street facing the plot described as detailed below:

(A) The maximum height of a building shall in no case exceed 1.5 times X the width of the road on which the plot abuts + the minimum required front setback. However, higher height on account of premium FAR may be permitted with the approval of the Authority.

(B) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the

greater width and the height of the building shall be regulated by the width of the street.

(2) Notwithstanding anything contained in Sub- Regulation (1) the height restrictions with respect to approach Funnels and Transitional area of Airport as detailed in Table – 8 & 9 shall be adhered to.

TABLE- 8: HEIGHT RESTRCITION WITH RESPECT TO APPROACH FUNNELS

Distance from nearest runway end (in meters)	Maximum Permissible height above the elevation of the nearest runway end (in meters)
Up to 360	0
361 to 510	6
511 to 660	9
661 to 810	12
811 to 960	15
961 to 1110	18
1111 to 1260	21
1261 to 1410	24
1410 to 1560	27
More than 1560	30

TABLE- 9 HEIGHT RESTRCITION WITH RESPECT TO TRANSITIONAL AREA

Distance of the Inner Boundary of the Transitional Area (Outer Boundary of the Air Port) [Meters]	Maximum Permissible height above the elevation of the airport reference point [meters]
Up to 21	0
22 to 42	3
43 to 63	6
64 to 84	9
85 to 105	12
106 to 126	15
127 to 147	18
148 to 168	21
169 to 189	24
190 to 210	27
More than 210M	30

(3) Notwithstanding anything contained in the Tables under Regulation (1), no Radio Aerial, T.V Antenna, Cell phone tower or such similar type of installations exceeding 52 meters in height

shall be erected without prior permission of the concerned Civil Aviation Authority.

(4) No building structure or installation exceeding the height indicated in the said Tables shall be permitted unless the applicant produces a 'No-Objection Certificate' from the Airport Authority.

**35. Off Street
Parking Space**

(1) In all buildings including Apartment Buildings/ Group Housing, Hotels, Restaurants and Lodges, business buildings, commercials, Institutional buildings like schools and colleges, multi-storied buildings/complexes etc. and all other non-residential activities provision shall be made for parking spaces as per the following requirements.

**TABLE – 10: OFF STREET PARKING SPACE FOR
DIFFERENT CATEGORY OF
OCCUPANCIES**

Sl. No	Category of building/activity	Minimum parking area to be provided as percentage of total built up area
(1)	(2)	(3)
1	Shopping malls, Shopping malls with Multiplexes / Cineplex's, Cinema Halls, Retail shopping centers & Hotels.	40
2	Restaurants, Lodges, Other commercial Buildings, Office Complexes.	30
3	Residential apartment buildings, Group Housing, Clinics, Nursing Homes, Hospitals, Institutional and Industrial buildings	25

N:B:1. (i) Parking to be provided as percentage of total built up area may be in basement/stilt floor and setback/open spaces at ground level.

(ii) Basement(s) used exclusively for parking, storage and services shall not be counted towards FAR.

2. The parking spaces may be provided in (for all categories of buildings)

- A. Basements or cellars
- B. on stilt floor
- C. open parking area
- D. exclusive multi level car parking or
- E. Roof top parking in case of Commercial, IT and ITES and corporate buildings.

F. a combination of any or all of the above

(3) For parking purposes, single basement shall be allowed in case of plot size of 500 square meter or more, and multiple basements shall be allowed in case of plot size of 1000 square meter or more. The roof top parking with car lift shall be allowed only in case of plinth area/roof area of 2000 square meter or more.

(4) If the total off-street parking space required under these Regulations is provided by a group of property owners at a place for their mutual benefit, such parking spaces may be construed as meeting the off-street parking requirement, subject to the approval of the Authority. The Authority may also decide to develop such parking spaces and charge property owners to bear proportionate cost.

(5) Garage with locking facilities shall be included in the calculation of floor space for determining the requirement of parking space, unless it is provided in the basement of a building or under a building constructed on stilts with no external walls.

(6) The parking spaces to be provided, shall be in addition to the open spaces (setback) required around a building under these Regulations. However, parking may be provided in the front open space and other side open spaces without reducing the clear vehicular access way to less than 6.0 meters.

(7) Misuse of the area specified for parking of vehicles for any other use shall be summarily removed/ demolished by the Authority.

(8) For parking spaces in basements and upper storey of parking floors, at least two ramps of minimum 3.6 m width or one ramp of minimum 5.4 m width and maximum 1:10 slope shall be provided. Such ramps may be permitted in the side and rear setbacks after leaving 6 meter space for movement of fire-fighting vehicles. Access to these may also be accomplished through provision of mechanical lifts.

(9) Up to 10% of cellar may be utilized for utilities and non-habitation purpose like A/C plant room, Generator room Electrical installations, laundry etc.

(10) At least 20% of the parking in group housing, apartment buildings shall be earmarked for visitors.

(11) Every building except a residential building having less than four dwelling units will have parking space earmarked for ambulance, fire tender and physically challenged persons.

(12) In respect of Apartment Complexes/ Buildings/ Blocks, in sites up to 750 Sq.m the parking requirement shall be deemed to be met if the entire stilt floor is left for parking. A WC/ Toilet facility shall be provided for watch and ward in the stilt floor.

(13) Apart from use of Basement for Services/Parking/ Storage, it may be used for other activities like library, Study Rooms, Games Room and Laundry Room only in case of Residential and Institutional Buildings.

**36. Interior
Open space**

(1) At least one side of all the rooms intended for human habitation, if such room does not abut on the front or the rear or the side setbacks shall abut on an interior open space whose minimum dimension shall be 3 meters X 3 meters in cases of buildings up to a height of 12 meters. In cases where the height of the building is more than 12 meters, the width of the interior open space shall be increased at the rate of one meter for every additional 3 (three) meters height. This provision shall be applicable to all categories of buildings, namely, residential, group housing, apartments, commercial, institutional, administrative, assembly.

(2) For ventilating the spaces for water closets and bathrooms ventilation shafts shall be provided with size as provided under clause – 8.2.5, part- 3 of NBC, 2005

**37. Height
Exemption of
A building**

(1) The following appurtenant structures shall not be included in the height of the building.

- A. Roof tanks and their supports (with support height not exceeding 1 m.)
- B. Ventilating, air conditioning, lift rooms and similar service equipments.
- C. Stair cover (mumty) not exceeding 3.00 m. in height and
- D. Chimneys, parapet walls and architectural features not exceeding 1.2 m. in height.
- E. Barsati over residential building not exceeding 2.5 m in height
- F. Height of ceiling of upper basement roof not exceeding 1.5 mtr from the average surrounding ground level

**38. Exemption
in open
space**

(1) Every open space provided either in the interior or exterior in respect of any building shall be kept free from any erection thereon and shall be open to the sky and no cornice, roof, or weather shade of more than 0.75 m. in width shall overhang or project over such open space.

(2) A portico of up to 2.5 m. width and 4.6 m. length with a minimum height of 3m from the plinth level may be permitted within the side and front setback. A garage is permissible at the rear end or side or front open space provided 1 meter clear set back from road boundary is available. Access to the top of the portico/garage should not affect the privacy of the neighboring plot. No openings are to be located on the side and rear boundary.

(3) The portico provided as above should not rest on the boundary wall and should be open to provide through excess to the rear. The area covered under portico shall not be included in the FAR.

**39. Basement/
Cellar**

(1). Basements/ cellars shall not be permitted in low lying area and areas without adequate drainage facility from the basement.

(2) Construction of basement/ cellars may be allowed by the Authority in accordance with the provisions contained in the development plan applicable to the concerned area.

(3) The basements/cellars shall only be put to the following uses:

- A. Storage of household or other non-combustible materials;
- B. Strong room, bank cellars etc.
- C. Installation of air-conditioning equipments and other machines used for service and utilities of building;
- D. Parking places

(4) However basements/cellars may be permitted to be constructed leaving the prescribed setback/open space applicable to the building. Further, in case of apartment/group housing/commercial/corporate & IT/ITES buildings the basements may be allowed to be constructed under the entire plot area leaving 3 meter space from the boundary of the premises subject to the following;

(i) In all such cases the owners have to indemnify the Authority against any damage caused by her/him/them to the adjacent property in the format given in Form-XI.

(ii) The portion of the basement projecting out of the building line shall flush with the ground.

(5) The basements shall be used exclusively for parking/ services/storage.

(6) The basement shall fulfill the following requirements:

A. Every basement shall in every part have minimum 2.5 m clear height.

B. Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans (one exhaust fan for 50 sq.m of basement area.), air conditioning system etc.

C. The minimum height of the ceiling of upper basement shall be 1.2 m. and the maximum, 1.5 m. above the average surrounding ground level;

D. Adequate arrangements shall be made, so that surface drainage does not enter the basement.

E. The walls and floors of the basement shall be water- tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given;

F. The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floor. Open ramps shall be permitted if they are constructed within the building line subject to provision of (D) above.

G. The ramp providing access to basement to be used for parking shall have a gradient not steeper than 1:10 and this shall not obstruct the clear vehicular and pedestrian movement around the building including movement of fire tender (6 meter)

40. Provision of Lift

(1) Lift shall be provided for buildings above 10 m. height in case of apartments, group housing, commercial, institutional and office. Buildings.

(2) Lift shall be provided at the rate of one lift for twenty dwelling units, or part thereof for residential buildings and at the rate of one lift per one thousand Sq.m. or part thereof built-up area for non-residential buildings. The built-up area on the ground floor and two upper floors shall be excluded in computing the above requirement.

(3) Notwithstanding anything contained in these Regulations in case of buildings with 21 m. or more in height, at least two lifts shall be provided.

41. Mezzanine

Mezzanine floor may be permitted above any floor in all types of Buildings up to an extent of one- third of the actual covered area of that floor. All Mezzanine floors shall be counted toward FAR calculation, except the Mezzanine floor over the ground floor.

42. Heritage Zone

The Authority may notify heritage zones in consultation with the Archeological Survey of India, State Department of Archeology, Bhubaneswar, Rourkela Municipality, and the Art Commission.

(ii) Conservation of Heritage Buildings, Heritage Precincts and Natural features: Conservation of buildings, artifacts, structures, areas and precincts of historic and /or aesthetic and/or architectural and /or cultural significance (Heritage buildings and heritage precincts) and/or natural features of environmental significance shall be taken up by the Authority Rourkela Municipality in accordance with the relevant provisions in-force and those framed from time to time.

43. Barrier free access for the Physically Challenged Person

Barrier free environment is one, which enables people with disabilities to move about safely and freely and to use all facilities within the built environment. The goal of barrier free design is to provide an environment that supports the independent functioning of individuals so that they can get into and participate in all activities without assistance.

The main purpose is to integrate disabled and elderly persons fully in to the society. In view of the above the Govt. of India has enacted the Disabilities Act 1955. Sections 44, 45, and 46 of the Act stipulate that the appropriate Governments and local authorities to ensure provisions of barrier free facility in all new govt. buildings and public utilities roads and transport. Also in 1996 Govt. of India enacted another Persons with Disabilities (Equal Opportunity, Protection of Rights and Full Participation) Act for the Barrier Free Environment for differently abled persons.

(1) Site development:

Level of the roads, access paths and parking areas shall be described in the plan along with specifications of the materials.

(2) Access Path/ Walk Way:

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm. wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor materials shall be made suitably to attract or to guide visually impaired persons (Limited to colored

floor material whose color and brightness is conspicuously different from that of the surrounding floor material or the material that emits distinct sound to guide visually impaired persons hereinafter referred to as “guiding floor material”). Finishes shall have non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to the common level.

(3) Parking:

For parking of vehicles of handicapped people the following provisions shall be made:

- A. Surface parking for two car spaces shall be provided near the entrance for the physically handicapped persons with maximum travel distance of 30 m. from building entrance.
- B. The width of parking bay shall be minimum 3.6 m.
- C. The information stating that the space is reserved for handicapped persons shall be conspicuously displayed.
- D. Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

(4) Building requirements:

The specified facilities for the buildings for handicapped persons shall be as follows;

- Approach at plinth level.
 - Corridor connecting the entrance/ exit.
 - Stairways
 - Lift
 - Toilet
 - Drinking water
- A. **Approach at plinth level:** Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry.
 - B. **Ramp Approach :** Ramp shall be finished with non slip material Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9meter having 800 mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.
 - C. **Stepped Approach:** For stepped approach, width of tread shall not be less than 300mm, and maximum riser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramp approach shall be made.

- D. Exit/Entrance Door:** Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.
 - E. Entrance Landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000 mm. the entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to colored floor material whose color and brightness is conspicuously different from that of the surrounding floor material or the material that emits distinct sound to guide visually impaired persons hereinafter referred to as “ guiding floor material) Finishing shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to the common level.
 - F. Corridor connecting the entrance/exit for the handicapped:** The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired person either by a person or by signs, shall be provided as follows:
 - i. Guiding floor materials, shall be provided or devices that emit sound to guide visually impaired persons
 - ii. The minimum width shall be 1250 mm.
 - iii. In case there is a difference of level, slope ways shall be provided with a slope of 1:12
 - iv. Hand rails shall be provided for ramps/slope ways at a height of 800mm height.
- (7) **Stair ways;** One of the stairways near the entrance/exit for the handicapped shall have the following provisions:
- A. the minimum width shall be 1350 mm
 - B. Height of the riser shall not be more than 150mm and width of the tread 300mm. the steps shall not have abrupt (square) nosing.
 - C. Maximum number of risers on a flight shall be limited to 12
 - D. Hand rails shall be provided on both sides and shall extend 300mm on the top and bottom of each flight of steps.
- (8) **Lifts:** Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity by Bureau of Indian Standards.

Clear internal depth: 1100mm
Clear internal width: 2000mm
Entrance door width: 900MM

- A. A handrail not less than 600 mm. long at 1000mm. above floor level shall be fixed adjacent to the control panel
- B. The lift lobby shall be of an inside measurement of 1800mm x 1800mm or more.
- C. The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 meter/sec.
- D. The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.
- E. The control panel should have marking in Braille to help visually impaired.

(9) **Toilets:** One special W.C in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

- A. The minimum size shall be 1500 x 1750mm
- B. Minimum clear opening of the door shall be 900mm and the door shall swing out.
- C. Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- D. The W.C. seat shall be 50mm from the floor.

(10) **Drinking Water:** Suitable provision of drinking water shall be made for handicapped near the special toilet provided for them,

(11) **Designing for Children:** In a building meant for the predominant use of the children, it is necessary to suitably lower the height of the handrail and other fittings and fixtures.

44. Rain Water Harvesting System

(1) Provision of rain water harvesting is mandatory for all plots, which are more than 300 Sq.m. in area. The dimension of recharging pits/trenches should be at least 6 cubic meters for every 100 Sq.m of roof area. Percolation pits shall be filled with small Pebbles or brick jelly or river sand and covered with perforated concrete slabs. Apart from this, the following requirements are optional and may be provided depending on site conditions

- A **Terrace water Collection:** The terrace shall be connected to a sump or the well through a filtering tank by PVC pipe. A valve system shall be incorporated to enable the first part of the rainwater collected to be discharged out on to the soil if it is dirty. A filtering tank measuring 0.36 Sq.m may be constructed near the sump. The tank may be divided by a perforated slab and one part should be filled by small

pebbles and other by brick jelly. The bottom portion of the tank should have a slope to avoid stagnation of water.

- B. **Open Ground:** Where there is open ground, a portion of topsoil should be removed and replaced with river sand to allow slow percolation of rain water. Any other method to be effective in conservation and harvesting of rain water may be adopted in each and every construction taken up.

45. Signs and Outdoor Display Structure

- (1) These shall be governed by the relevant provisions of the Orissa Municipal Act.
- (2) Within the Rourkela Development Plan area where no specific guidelines for the above structure are framed, the Authority shall prescribe the guidelines with approval of Government.

46. Reference to Standards

The standards relating to water and sanitation requirements for various occupancies and uses, fire protection and fire safety requirements and guidelines for installation of solar water heating system shall be referred to as given in Annexure-V.

PART: V

SPECIAL REGULATIONS

47. Apartment

(1) Apartment building shall be permitted only on plots of size 500 square meters or more but less than 4000 square meters.

(2) In apartment building with joint ownership of land the owner / developer shall provide floor space for house owner's society Office / assembly at the rate of 1 Sq. m. per / flat provided that the minimum area shall not be less than 12 Sq. m..

(3) One staircase for every 6 dwelling units or fraction thereof in a floor shall be provided.

(4) The minimum width for approach road to the plot shall be 9 meters for non high-rise and 12 meters for high-rise Apartment buildings.

(5) For apartment buildings at least 20% of the units will be earmarked for construction of housing units for EWS/LIG category. The cost and method of allotment of such houses will be decided by the Authority.

The developer has the option of developing the EWS/LIG units at the same site or within a distance of five (05) kilometers from the main project.

Provided further that the developer will have the option of contributing an amount equal to rupees one hundred (100) per square meter of the total built area to a fund named as "Shelter Fund" to be maintained by the RDA in lieu of constructing the EWS/LIG houses. The proceeds of this fund will be utilized by the Authority for construction of EWS/LIG houses.

However, additional FAR upto 0.25 shall be allowed for dwelling units meant for LIG/EWS.

Group Housing 46.

(1) The minimum size of site for group housing shall be 4000 sq.m.

(2) In addition to other requirements the group housing schemes shall be accompanied by

- A. A services and Utilities plan as per standards for water supply system, drainage and storm water disposal system, sewerage system, rain water harvesting structures, and for other utilities.

- B. A landscape plan including rainwater harvesting / water recycling details.
- C. Parking & internal circulation plan along with Common pool parking area plan, if any. The above shall be drawn on suitable scale with relevant details.

(3) The minimum width of approach road to the plot shall be 9 meters for non high rise and 12 meters for high rise Group housing buildings.

(4) Common facilities like shopping centre, community hall or centre/club etc shall be provided in up to 5% of the built up area and shall be planned and developed in cases where the units are above 50 in number and not to be part of the residential blocks.

(5) A black topped unhindered public access road of at least 7.5 meter width shall have to be developed on any one side of the periphery as per suitability and feasibility for the convenience of accessibility of other sites and lands located in the interior.

(6) In case of blocks up to 12 m. heights, access through pathways of 6 m. width would be allowed. All internal roads and pathways shall be developed as per standards.

(7) Minimum 15% of site area shall be earmarked for organized open space and be utilized as greenery, tot lot or soft landscaping, etc. This space may be in one or more pockets.

(8) For Group Housing Projects at least 20% of the units will be earmarked for construction of housing units for EWS/LIG category. The cost and method of allotment of such houses will be decided by the Authority.

The developer has the option of developing the EWS/LIG units at the same site or within a distance of five(05) kilometers from the main project.

Provided that in case of Group Housing Projects taken over an area of upto five(5) hectares, the developer will have the option of contributing an amount equal to rupees one hundred(100) per square meter of the total built area to a fund named as “Shelter Fund” to be maintained by the RDA in lieu of constructing the EWS/LIG houses. The proceeds of this fund will be utilized by the Authority for construction of EWS/LIG houses.

However, additional FAR up to 0.25 shall be allowed for dwelling units meant for LIG/EWS.

- 49. Out house** An outhouse with zero rear and one side set back may be permitted on a plot having an area not less than 150 sq.m. Provided that
- (1) The coverage of the outhouse shall not exceed 30 sq.m. and the height shall not exceed 3 m.
 - (2) The built up area of the outhouse and that of the main building together shall not exceed the permissible FAR for the concerned plot.
 - (3) The outhouse shall not cover more than one third of the width and more than one fourth of depth of the plot and shall not abut any public road.
 - (4) A minimum 1.5 m.strip of land shall be kept open to the sky between the main building and the out house.
 - (5) No opening either in the form of windows or doors or ventilators shall be provided to the adjoining properties.
 - (6) Outhouse with sloping roof shall only be permitted. In no case permission for outhouses shall be granted with reinforced concrete flat roof.
- 50. Requirements For Basti area**
- (1) In a basti area, permission to erect a building may be given on the basis of the available width of means of access, provided that where the width of means of access is 4.5 meter or less, the coverage shall be limited to 50% of the plot area and the maximum height of the building limited to two storey and the FAR limited to 1.00.
 - (2) For plots with narrow width (7.5meteres) zero setbacks may be allowed on one side with a passage of one meter on the other side.
 - (3) The rear setback and front setback shall not be less than 1.0 m and 1.5 m. respectively.
 - (4) In each house on a basti plot having one side setback, an internal court-yard of not less than 10sq.m in area and not less than 2.5 m in width shall be provided in such a way that at least one wall of each living room abuts such court-yard or a verandah opening to such court-yard.
- 51. Semi Detached And row Housing**
- (1) owners of adjacent similar dimension plots abutting a road may be permitted to construct row or semi-detached buildings.
 - (2) The orientation of the row or semi-detached building shall preferably be such that the prevailing south-west summer breeze can be availed by each dwelling unit.
 - (3) For semi-detached buildings over two adjacent plots, the setbacks, height and FAR shall be regulated by treating both the plots as one.

(4) In case of row housing, the length of a row shall not exceed 30 m along the road on which such houses abut, in case, the dwelling units in a row are scattered the maximum length of the road shall be 100 m.

(5) For row houses the ground coverage shall not exceed 70% and the FAR 1.50.

(6) The minimum size of the plot on which a unit of row housing may be allowed shall be 30 sqm.

(7) If two adjacent owners apply for semi-detached building, then the side setbacks may be clubbed as per the table and are to be provided on one side of the individual plot. In case of deviation during construction the same shall be treated as fully deviated beyond permissible limits.

52. Shop cum Residence

Where plots are allotted in a row for shop-cum residential purpose the Authority may allow construction of shop-cum residential building without any side set backs up to a depth of 10 meters from the front exterior wall, provided that no part of the building up to said depth is used for residential purpose on the ground floor. No building exceeding 11 meters in height shall be allowed to be constructed as a shop-cum-residence plot, unless so permitted under the zonal development plan, provided that, the shop-cum-residence shall have 2/3rd of the total floor area used for shops. The FAR and other parameters shall conform to that specified for commercial buildings.

53. Cinema Multiplex And Theatre Buildings

(1) The relevant provisions of the Orissa Cinemas (Regulations) rules, 1954 shall apply for planning, designing and construction of Cinema and Theatre Buildings.

(2) No permission for construction of a building to be used as a cinema hall, theatre or auditoria for cultural show shall be granted unless the construction of such building conforms to the provisions of the Orissa Cinema (Regulations Act, 1954 and the Orissa Cinematograph Rules, 1939) or any other law on the subject for the time being in force.

(3) No permission to construct a cinema hall on a site shall be given unless such site has been approved by the Authority for the purpose.

(4) Excepting provision for restaurant and incidental facilities no other use shall be permitted in a cinema building

(5) All cinema, theatre or auditoria buildings shall conform to IS: 4898-1968 and acoustics design of such building shall adhere to the requirements of IS: 2526-1963

(6) Exits and fire safety requirements shall be in accordance with Part IV (Fire and life safety) of National Building Code of India, 2005

54. Liquefied Petroleum Gas

(1) Vacant space shall be maintained at all times, with the following distances for storage sheds used for the storage of liquefied petroleum gas cylinders between any building, public space, public road or any adjoining property which may be built upon and the said storage shed.

TABLE-11: MINIMUM DISTANCE REQUIRED FOR STORAGE SHED OF LIQUEFIED PETROLEUM GAS CYLINDERS

Quantity of Compressed Gas In cylinders (kg.)	Minimum Clear Distance to be Kept (meters)
0-100	1
101-1000	3
1001-4000	5
4001-8000	7
8001-12000	9
12001-30,000	12
Over 30,000	15

(2) Notwithstanding anything contained in the conditions specified above, cylinders containing liquefied petroleum gas exceeding 100 kilograms but not exceeding 300 Kilograms may be kept in a storage shed forming part of, or attached to building, if it is separated there from by a substantial partition and the only means of access to it is from outside. Such a storage shed shall not be situated under any staircase or near other entrances to or exits from the rest of the building or other buildings. A shed used for storage of liquefied petroleum gas cylinders shall be surrounded by a suitable fence to prevent unauthorized persons from having access to the shed.

55. Petrol Pump

(1) Minimum distance from the road intersections shall be
A. For minor roads less than 30m. Row 50m
B. for major roads more than 30m. Row 100m

(2) the minimum distance of the property line of petrol pump from the centre line of the road shall not be less than 15 meters on road having less than 30 m width. In case of roads having 30 m or more width the width of the road shall be protected

(4) Plot Size:

- A. Only for filling stations-30 x 17 m
- B. Filling cum-service station-36m x 30m

C. Frontage of the plot shall not be less than 30m

(4) New petrol pump shall not be located on roads having less than 18m width.

(5) (A) Other Controls

- i. Ground Coverage -20%
- ii. FAR -0.20
- iii. Max. Height -7 m
- iv. Canopy equivalent to permissible ground coverage within Set back line
- v. Front set back - minimum 6 m

(B) Other Regulations

- i. NOC from Explosives/ Fire Department
- ii. License from the District Collector
- iii. Ground coverage will exclude canopy area

(C) Compressed natural Gas (CNG) Mother Station

- i. Plot Size (Max) - 36 x 30m
- ii. Maximum ground coverage - 20%
- iii. Maximum height - 7 m (single storey)
- iv. Building component - Control room/office/
Dispensary, store,
Pantry and W.C.

Farm House **56.** For construction of Farm House Building in Agriculture and forest Use Zone

(1) Minimum size of plot shall be 0.5 hectares

(2) Maximum coverage and FAR shall be as given table below:-

TABLE – 12: MAXIMUM COVERAGE AND FAR

a	Maximum permissible ground Coverage for all types of activity	15 percent
b	Maximum permissible FAR	0.25
c	Residential accommodation of Watch and ward/ maintenance staff	100 sq.m
D	Maximum height	7.0 m
E	Set backs	Front/side abutting road 15.0 m and all other sides 9.0 m

(3) Other Provisions: Minimum 50 percent of the total area of the farmhouse shall be under plantation/cultivation. At least 100 trees per hectares shall be planted out of which at least 50 percent shall be evergreen trees.

(4) **Water Supply, Sewerage and Drainage:**

A. In case of a plot for a farmhouse having dwelling units, the owner shall be responsible to make lawful arrangements for potable water.

B. The Owner shall be responsible to provide drains in the farm house to be used for rain water and in case of dairy farm open or closed, sanitary drains to clean sheds, as may be required by the Authority.

C. The owner shall be responsible to provide septic tank with necessary disposal trenches for disposal of human and animal waste in the farmhouse within his own premises.

(3) Electrification - the owner of a farm house shall obtain electric connection directly from the appropriate authority authorized for distribution on such terms and conditions at his own cost as decided by the appropriate Authority from time to time.

PART –VI

INTEGRATED TOWNSHIP

Large 57. Projects

(1) “Integrated Township” is gaining increasing acceptance recent times. To give impetus to economic growth and to enhance the vibrancy and dynamism of urban activities in Rourkela, Integrated Townships with minimum 10 Ha of land having access from minimum 30 m. R/W road shall be allowed. The road shall have adequate provision for cycle track, footpath, covered drain, plantation, street light and under ground utilities.

(2) The integrated Township shall be permitted in Residential /public and semi public use zone only.

(3) Permissible land use within the township (%)

A.	Residential	- 45-50
B.	Industrial/ Non Pollution type-	8-10
C.	Commercial	- 2-3
D.	Institutional	- 6-8
E.	Recreational	- 12-14

(4) Other Regulations for approval of Integrated Township

A. At least 10% of the total area shall be reserved for parks and open space. It shall be developed and maintained by the developer.

B. At least 5% of the site area shall be reserve for public and semi-public use and shall be handed over to the Authority free of cost and the same shall be allotted by the Authority for development either to the developer or others on lease basis.

C. The FAR shall be calculated on the total area.

D. Roads shown in Comprehensive Development Plan shall be incorporated within the plan and shall be handed over to the Local Authority free of cost after development.

E. The maximum permissible FAR and maximum permissible ground coverage shall be 2.50 and 40% respectively.

- F.** At least 20% of the housing units developed will be earmarked for EWS/LIG category. The cost and method of allotment of such houses will be decided by the Authority.
- G.** At least one of the major interconnecting roads shall be 18 m. R/W and shall be open ended.

PART – VII
MULTI-STOREYED BUILDINGS AND GROUP HOUSING
SCHEMES/APARTMENTS: ADDITIONAL REQUIREMENTS

- 58. Restriction on construction of Multi-storied buildings** (1) Construction of multi storied buildings shall not be permitted in areas identified as Heritage Zones by the Authority from time to time.

(2) The Authority may restrict construction of multistoried buildings in any other area on the basis of objective assessment of the available infrastructure and planning needs after obtaining due approval of the Government.

(3) Before commencement of these Regulations, where permission has been granted conditionally, such cases shall be dealt with under these Regulations as far as possible, without any major change, or without removal of construction. However, where violation of Heritage Zone conditions have occurred, this relaxation shall not apply.

(4) No multi-storied building shall be allowed to be constructed are:

- A. Roads whose width is less than 12 m.
- B. On plots with size less than 2000 sq. m.

- 59. Stages of Permission** Permission for construction of a multi-storied building shall be accorded along with direction to the builder/developer to develop the on site and off site infrastructure like connectivity of sewerage, drainage, water supply, road etc. as per the specification of the concerned public authorities.

The builder/developer shall produce no objection certificate from the above authorities regarding successful completion of all infrastructures while applying for occupancy certificate.

After receipt of the NOC from the above authorities, occupancy certificate shall be given by RDA.

- 60. Commencement of work** (1) Every applicant or builder or owner shall submit a notice regarding his intention to commence the foundation work of the proposed multi-storied building to the Authority through authorized technical persons. The said notice shall be accompanied by the approved plan and should be in Form-V.

(2) Soon after the receipt of the notice referred to in sub-clause(1) above, the Authority shall send a team of officers to the proposed building site and the layout for foundation of the proposed multi-storied building shall be made in presence of those officers. The team shall also submit a report to the Authority to the effect that the layout has been made as per the approved plan.

(3) During or soon after the construction of the foundation work of the multi-storied building, the Vice-chairman of the Authority or his representatives or independent Engineer/Architect appointed by Authority shall inspect the construction to ensure that the setbacks, coverage, basement if any, and foundation standards are according to the approved plan.

(4) The applicant/builder shall submit periodic progress report after casting of each floor slab in Form-VIII.

61. Application

(1) The application shall include a key plan showing

- A. The means of access from the street or streets to all the buildings existing and proposed at the site, to the parking space and facilities provided at the site for scavengers and fire protection;
- B. the space to be left around the building for access parking, circulation of air, light and other amenity;
- C. the disposal system of storm and domestic refuse water; and
- D. Rain water harvesting structures.

(2) Building Plans showing

- A Plans of all floors and covered area indicating clearly size and spacing of all framing members and sizes and arrangement of rooms and the position of stair-cases, ramps, lifts and circulation spaces;
- B. Longitudinal cross section of the building including size of footings, basement and super structure framing members and details of building and room heights and of staircases;
- C. Plans and sectional details of water supply, drainage and sewerage system of the building;
- D. Internal electrical design;
- E. The general lay-out of the columns and load bearing walls; and
- F. A land scape plan showing the areas to be developed as lawn, garden, plantation etc.

(3)No objection Certificate

- 1. i. In case of building having more than four floors or 15 (fifteen) meters and above height NOC from the Chief Fire

Officer having jurisdiction, to the effect that the applicant has agreed to provide the fire fighting measures for the building as prescribed in the National Building Code, 2005 and to the effect that the plan provides access for easy movement of fire service vehicles in case of a fire in future; and

ii. In all multi-storied buildings, from the Executive Engineer of State Public Health Engineering Department having jurisdiction for provision of water supply and sewerage to the proposed building.

iii. From the Local authority in respect of drainage, solid waste disposal and sanitation.

2. Statement and calculation sheets with regard to the plot area floor wise details of spaces under various categories like apartment or office spaces, lobby/circulation, staircases, lifts, mezzanines space, balconies and details of such area which are to be exempt from calculation of floor area ratio, and
3. Details of structural plan and structural design including soil test certificate from a structural engineer. Provided further that while preparing the structural plan/ design following aspects shall be taken into account.

(A) The loads and forces including seismic forces and wind loads which are to be taken into account for structural design of building shall be in accordance with Section-1 (Loads) of Part-VI (structural design) of the National Building Code of India, 2005.

(B) The structural design of foundations and elements in structure and super structure of wood, masonry reinforced and pre stressed concrete and steel shall be in accordance with Section-2 (foundation), Section-3 (Wood), Section-4 (Masonry), Section- 5 (Concrete) and Section-6 (Steel) of Part-VI (Structural design) of the National Building Code of India, 2005.

4. All plans, drawings, statements, design details shall bear the signature of the applicant and shall be duly countersigned by an Architect. All documents and plans related to structural designs shall bear the full name and full signature of a Structural Engineer. Plans and documents relating to sanitary arrangements shall bear the full name and full signature of a Public Health Engineer.

Note:

1. *The Architect who has prepared the plans shall put his registration number and seal on all plans and documents signed by him and shall also furnish a certificate to the effect that he shall supervise the construction of the building and shall be responsible for*

any deviation from the approved plan except if the owner intimates that his services have been terminated.

2. *The Structural Engineer, who has prepared the structural design, shall put his seal, and address on all the documents signed by him and shall also furnish a certificate to the effect that he shall supervise the structural part of the construction and shall be responsible for any structural failure except their caused by unprecedented natural calamities in Form-VII and except if the owner intimates that his services have been terminated.*

3. *All aspects related to structural design, building design, plumbing, electrical installation, sanitary arrangements, fire protection shall adhere to the specifications, standards and codes of practice recommended in the National Building Code of India, 2005 and any breach thereof shall be deemed to be a breach of the requirements under these Regulations.*

62. Liability of Defective construction

(1) For defective construction, the Authority shall sue the owners, builders, architects and the engineers for both civil and criminal I infringement besides taking action under these Regulations.

(2) Without prejudice to the provisions of the Act, the actions to be taken by the Authority shall include stop constructions notices, cancellation of permission, and removal of unauthorized constructions. Such actions shall be notified.

63. Maintenance

(1) The main entrance to the premises shall not be less than 5m. in width in order to allow easy access to fire engine. The gate shall fold back against the compound wall of the premises, thus leaving the exterior access way, within the plot, free for the movement of fire service vehicles. If archway is provided over the main entrances, the height of the archway shall not be less than 5(five) meters.

(2) For multi-storied group housing schemes on one plot, the access way within the premises shall not be less than 7.5(seven and half) meters in width and between individual building blocks, there shall be an open un-built space of 6(six) meters.

(3) The space set apart for providing access within the premises shall, in no case, be included in the calculation of requirements pertaining to parking spaces and other amenities required to be provided for the building.

(4) Every access way shall be properly drained and lit to the satisfaction of the Authority. Manhole covers or any other fittings lay within the right of way of the access way shall be flush with the finished surface level so as not to obstruct safe movement of men and vehicles.

(5) Reconstruction or addition or alteration to any multi-storied building shall not be taken in a manner which shall reduce the width of the access way to a level below the minimum prescribed under these Regulations.

64. Exit

(1) Every multi-storied building meant for human occupation or assembly, shall be provided with exit sufficient to permit safe escape of the occupants in case of fire or other emergencies.

(2) An exit may be door way, corridor, passage way to an internal or external staircase or to a verandah or roof or terrace having access to a street.

(3) Exits shall be so arranged as to provide continuous means of access to the exterior of a building or exterior open space leading to a street without passing through any occupied unit.

(4) Exits shall be so located that the travel distance on the floor shall not exceed twenty meters in case of residential, educational, institutional, and hazardous occupancies and thirty meters in the case of assembly, business, mercantile, industrial and storage occupancies. Wherever more than one exit is required for a floor of a building, exits shall be placed at a reasonable distance from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

(5) There shall be at least two exits serving every floor and at least one of them shall lead to a staircase.

(6) The width of every exit shall not be less than one meter and shall be provided as per the following table.

TABLE– 13: WIDTH OF EXIST AND NUMBER OF OCCUPANTS AS PER TYPE OF OCCUPANCY.

Sl. No.	Type of occupancy	Number of occupants per unit exit	
		Stair Case	Terrace
(1)	(2)	(3)	(4)
1	Residential	25	75
2	Mixed and other uses	50	75

Explanation:

A. Lifts and escalators shall not be considered exits.

B ‘Travel distance’ means the distance from any point in the floor area to any exit measured along the path or egress except that when the floor areas are sub-divided into rooms, used singly and served by suite corridors and passage, the travel distance may be measured from the corridor entrance of such rooms or suites to the nearest staircase or verandah having access to the street.

65. ICT landing Points

Every multi storeyed building complex shall provision for information and Communication Technology (ICT) landing point in the form of a room near the main entrance gate of dimension not less than 3m x 4m and having 3m. clear height. The room shall have two fire proofs doors of 1.2m width opening outwards along with adequate ventilation in the form of windows/ventilators. Such room shall not be counted in coverage and FAR calculations.

66. Penal Action against Builder/Technical personnel

(1) Notwithstanding anything contained in these Regulations the the Authority reserves the right to debar/back list the builder/technical person who had deviated from professional conduct or has made any fraudulent statement or has misrepresented/suppressed any material facts in his application/plan or is involved in construction of the building deviating from the approved plan/norms of these Regulations.

(2) Before taking any action under clause (1) specified above the Authority shall issue a notice specifying the reasons thereof asking for a show-cause within 15 days as to why such builder/technical person shall not be debarred/black listed. After receipt of the show cause, if any, the same shall be placed before the Authority for a decision on debarring/black listing the technical person/builder. The decision of the Authority in this regard shall be published.

(3) An appeal against such order under sub-clause (2) above shall lie under section 18 of the Act.

67. Occupancy of the building

In addition to the general provisions of the following provisions shall be followed in case of multi storied buildings, apartments and group housing schemes.

(1) No person shall occupy or allow any other person to occupy any part of the multi-storied building for any purpose until such building or any part of it, as the case may be, is granted occupancy certificate by the Authority.

(2) On receipt of completion certificate in Form-6 (Part-I & Part-II) the Planning Member with the approval of Vice-Chairman shall issue a provisional occupancy certificate in Form –X to enable the builder/land owner to obtain service connections.

The authorities entrusted with the job of providing services like electricity, water supply and sewerage shall not provide such services without provisional occupancy certificate of the Authority. However, temporary service connection may be provided for construction purposes.

(3) The builder shall cause to register an Association of Apartment Owners as required under the Orissa Apartment Owner Act, 1982, before occupancy certificate for 50% or more of the floor area is given.

(4) The Builder shall submit a copy of the agreement it has entered into with the Apartment Owner. This Agreement shall show the terms of maintenance of public utilities.

(5).On satisfactory compliance of above & provision of the services the final occupancy certificate shall be issued by the Planning Member with approval of the Vice- Chairman.

68. Completion of Construction

Every applicant/owner shall submit a notice in Form VI (Part-I and Part- II) regarding completion of the construction of multi-storied building, to the Authority through the Architect/Structural Engineer, who has supervised the construction. The said notice shall be accompanied with the following documents:

- A. Three copies of plans of the completed building.
- B. A fee of Rs.5000/-.
- C. Record of Rights relating to ownership.
- D. Evidence that all public utility services, and in particular, sewerage, drainage, water supply, and electricity has been linked to the main public utility system.
- E. No Objection Certificate from Fire Prevention Officer.

69. Issue of occupancy certificate

(1) The Authority on receipt of the notice of completion, along with all the required documents, shall take a decision to either issue or refuse occupancy certificate in Form X within sixty days from the date of receipt of such notice. This fact shall be published in the public notice.

(2) If the occupancy certificate is not issued by the Authority within sixty days from the receipt of notice, the owner can prefer an appeal under section 18/103 of the Act.

(3) Where occupancy certificate is refused by the Authority, reasons thereof shall be communicated to the applicant and the same shall be published. An appeal against such a decision will lie under section 18 or 103 of the Act. The Appellate Authority shall be competent to seek the views of and implead as parties, authorities in charge of public utility services, as provided under the Act, the Orissa Apartment Owner Act, 1982, and apartment owners. Where non-provision of public utilities is likely to affect other residents, such residents can also be impleaded as parties.

70. Structural safety Design & other services requirements

(1) **Structural Design:** The structural design of foundation, masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part-VI structural design, section-1 loads, section-2 foundation, section -3 wood, section -4 masonry, section- concrete and section-6 steel of the National Building Code of India, 2005 taking into consideration all relevant Indian Standards prescribed by Bureau of Indian Standards including the Indian Standards given in IS-Code 1893-1984, 13920-1993, 4326-1993, 13828-1993, 13827-1993 and 13935-1993 for structural safety.

(2) **Quality of Materials and Workmanship:** All material and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department and standard specifications and codes as included in Part-V Building Materials and Part-VII Construction practices and safety of National Building Code of India, 2005.

(3) **Alternative Materials, Methods of Design and Construction and Test :** The provisions of the Regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed provided any such alternative has been approved. The building materials approved by B.I.S. or any statutory body will form part of the approved building material and technology as part of the Regulations.

(4) Building Services

A. The Planning design and installation of electrical installations, air conditioning installation of lifts and escalator can be carried out in accordance with Part-VIII Building Services, section-2 electrical installation, section -3 air conditioning and heating, section-5 installation of lifts and escalators of National Building Code of India, 2005.

B. The requirements of electric sub-station and the provision of electric sub- station shall also require approval from the concerned Authority.

(5) Plumbing Services

A. The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall in accordance with Part- IX, Plumbing Services, section-I water supply; section-2 drainage and sanitation and section -3 gas supply of National Building Code of India 2005.

Part – VIII

DEVELOPMENT AND SUB-DIVISION OF LAND REGULATIONS

71. Application

(1) Applications for subdivision of land for utilizing selling, leasing out or otherwise disposing it off as referred to in clause (a) of sub-section (1) of Section 16 shall be made to the Authority in Form -1.

(2) The applications for subdivision shall be in addition to the requirements specified in Regulation -5(2) (iii) accompanied by-

- i. a copy of the title deed of the land in question;
- ii. an affidavit with regard to legal ownership and peaceful possession of land and such other particulars as the Authority may require;
- iii. an authenticated copy of the certificate with regard to the payment of development charges, if any, under, Chapter-IX of the Act provided that submission of such certificate shall not be necessary if the provisions of Chapter-IX of the said Act has not been brought into force in the area in which the concerned land is located.
- iv. An authenticated copy of the receipt towards payment of the scrutiny fee to the Authority as prescribed under Rule-18;
- v. A no-objection certificate from the lessor in case the land is not lease- hold unless the lease deed permits undertaking sub-division as applied for;
- vi. A site plan traced out of revenue village settlement map in operation indicating therein in red colour the lands to which the application relates and surrounding plots;
- vii. An index plan of the site showing adjoining areas within a radius of 150m around the proposed site marking clearly therein the boundaries of proposed layout in red colour, existing road structures, burial ground and high tension or low-tension power line passing through the site of the layout plan and the level of the site.
- viii. A detailed plan to a scale not less than 1:100 showing the proposed layout(sub-division) indicating size of plot, width of the proposed roads, open spaces and amenities provided;

- ix. Land use analysis indicating the survey plot number, the bye- plot number, the detailed dimensions of all the plots, the area of each- Plot and the use to which they are proposed to be put;
- x. In case of land originally belonging to any religious Endowments, a no-objection certificate from the Endowment Commissioner or Wakf Board as the case may be ; and

(3) Where permission for sub-division of land is granted, such permission shall be communicated to the applicant in Form II within 60 days from the receipt of the application.

(4)Where permission for sub-division of land is refused such refusal shall be communicated to the applicant in Form IX.

72. Stages of Permission

The Sub-divisional layout plan shall be given in two stages:

- (i) the applicant shall first be given grid approval i.e; approving the road layout pattern.
- (ii) The final approval shall be given only after the builder develops the roads, C.D works, transferring the land under roads and open spaces to the local authority, erection of electrical poles etc as may be decided by the Authority from time to time

73. Use in relation to development plan

(1) Subdivision of land shall normally be permitted for the purpose for which the concerned land is earmarked in the development plan. Such subdivision may be for residential, commercial, industrial institutional or a combination of one or more of these purposes or such other purpose as may be considered conforming to the provisions in the Development Plan. Provided that in every subdivision plan spaces for roads, community facilities and public utilities as specified in this part or such other facilities as the Authority may determine shall be incorporated.

(2) After a subdivision plan has been approved, the Authority shall not permit construction of a building on any of the plot under section-16 unless the owner lay down and make street or streets and provide amenities as approved and transfer the land covered by roads, open spaces or other public proposes to the concerned local body.

(3) Subdivision of land for residential purpose in green-belt use zone shall not be permitted unless such sub-division in the opinion of the Authority forms a part of the normal expansion of existing human habitation.

(4) The sub division shall conform to the proposal of the CDP and other development plans.

74. Areas for development & means of Access

I) Apart from the provision for amenities, open spaces, the area for residential development shall be up to maximum of 60% of the total land area.

II) The minimum approach road width shall be as under:-

Sl. No.	Area for Development in Ha	Road width in Mtr
1	Up to 1.0	9.0
2	1.0 - 4.0	12.0
3	4.0 – 10.0	18.0
4	Above 10.0	30.0

III) The minimum width of roads within the sub divisional layout shall be as per following table:-

TABLE – 14: MINIMUM ROAD WIDTHS FOR RESIDENTIALS SUBDIVISION

Sl. No.	Length of road in (m)	Min. width of road
1	Up to 250	9.0
2	Above 250 up to 500	12.0
3	Above 500 to 1000	15.0

- For EWS housing scheme, the minimum road width may be reduced.

IV) At least 20% of the plots will be earmarked for EWS/LIG category. The cost and method of allotment of such plots will be decided by the authority.

The developers has the options of developing the EWS/LIG plots at the same site or within a distance of five(05) Km from the main projects.

Provided that in case of projects taken over an area of up to five(05) Hectares, the developers will have the options of contributing an amount equal to rupees one hundred(100) per square meter of the total project area to a fund named as shelter fund to be maintained by the RDA in lieu of constructing the EWS/LIG plots. The proceeds of this fund will be utilized by the authority for construction of EWS/LIG houses.

- 75. Parks and open spaces** Parks and open spaces shall not be less than 10% of the total land area. This shall be relinquished to the Authority and if required, the Authority may handover the area for maintenance to the Residents Welfare Association or owner or developer. If the site is not utilized for which it is leased out within a prescribed period, it shall be resumed back to the Authority. However no open space shall be insisted for residential development over an area of 0.40 Ha.or less.
- 76. Civic amenities** Civic amenity spaces shall not be less than 5% of the total area. The site shall be relinquished to Authority or leased to the Resident's Welfare Association or the developer on payment of necessary nominal fees as prescribed by the Authority from time to time. If the site is not utilized for which it is leased out within a prescribed period, it shall be resumed back to the Authority.
- 77. Exemptions** (1) In case of developable area for residential development is less than 50% by providing for Master Plan roads or any other road or due to statutory reasons,, prescribed by the Authority in a layout, the applicant may be exempt form complying with amenities reservation
- (2) For layout over 10.0 Ha. commercial land uses such as Business offices, shopping complexes and Retail up to 2-3% may be permitted subject to provision of separate access.
- 78. Security deposit for sub-division Plan** (1) The applicant shall deposit a refundable non earning security deposit at the rate of Rs.100/- per Sq. m. of plot area for development of land for a plotted development scheme.
- (2) The security deposits shall be refunded within 60 days from the date on which completion certificate is produced. If the development is not as per approved plan, this deposit shall be forfeited and the amount shall be transferred to the local authority for development of the site.
- (3) The security deposit shall be refunded with 2% interest if the development is carried out as per the approved plan / lay out.
- (4) The applicant may deposit the security fee in the form of Bank Guarantee.

PART – IX

COMPOUNDING

**79. Restriction on
 compounding**

***(1) Any deviation pertaining to unauthorized
development shall not be compounded;***

- A. Where construction has been undertaken on Government land or land belonging to local body or land not owned by the person undertaking such development;
- B. Where development has been undertaken unauthorisedly within the prohibited limits of any ancient or archaeological monuments.
- C. Where such developments interfere with the natural drainage of the locality;
- D. Where development has been undertaken unauthorisedly over the area earmarked /approved for parking; and,
- E. Where road or drain whether public or private, whether constructed or natural, has been encroached.

(2) Subject to the provisions contained in sub regulation (1), the Authority shall have the power to determine such other circumstances under which compounding may be prohibited.

(3) The Authority may, either before or after the institution of the proceedings under the provisions of the Act compound any offence:

- A. Where development has been undertaken without permission, but within the framework of use restrictions and the provisions of these regulations applicable to the concerned plot;
- B. Where development has been undertaken in deviation of the approved plan, but within the framework of the use restriction and the provisions, norms, and stipulations of these regulations; and
- C. The Authority may however compound deviations up to 20% (twenty percent) beyond the permissible norms of these regulations in respect of Front, rear and side setback only. The maximum deviation allowed in FAR will be 10% on the permissible FAR, provided it does not exceed 3.0.

80. **Compounding Rate** Compounding Rates for various categories shall be as follows;

TABLE – 16: CATEGORY WISE COMPOUNDING RATES

Sl. No.	Situations	Compounding fee for sq.mtr. (in Rs.) of deviation		
		Residential	State Govt./Central Govt./Govt. undertakings	Others
1.	Where development has been undertaken without permission, but within the frame work of use restrictions and the provisions of the Regulations applicable to concerned plot	250	10	400
2.	Where development has been undertaken in deviation to the approved plan, but within the framework of use, restrictions and the provisions of norms and stipulations of these regulations.	100	10	250
3.	Constructions up to 10% beyond the permissible norms of these Regulations with respect to front, side and rear setback and / or the deviation in FAR is within five percent.	500	10	1000
4.	Constructions upto 20% beyond the permissible norms of these regulations with respect to front, side and rear setback and/or the deviation in FAR is more than five percent, but within ten percent, provided it doesn't exceed 3.0.	1000	10	2000

Note:- the above rate shall be revised by the authority from time to time with the prior approval of the Government.

81. **Compounding amount** At least 50% of the compounding fees collected shall be utilized for slum rehabilitation and development, development of public infrastructure, public utility services and protection of heritage sites and structures.

82. Temporary retention

The Authority may allow retention of any unauthorized structure for a temporary period on deposit of retention fees. The type of structure to be retained, the period of retention and the fees to be deposited shall be decided by the Authority from time to time.

83. Power of the Govt to Exempt

1. Notwithstanding any of the norms contained in this Regulation the Government may however make any provision with objective to deal with the construction undertaken prior to enforcement of these Regulations and not in conformity with the provisions of these Regulations.

2. For the purpose of making any such relaxation above the Govt. may formulate scheme specifying a maximum time period and publish the same in the Gazette.

PART – X

SAVINGS/REPEALS & INTERPRETATION

- 84. Information, Education and communication** (1) The Authority shall take a pro-active role educating the land land owners within their jurisdiction so that (a) there will demolition will be planned growth within development area and (b). Demolition will be avoided.
- (2) A copy of these Regulations shall be printed by the Authority and sold to public in the sale counter of the Authority.
- 85. Interim Development Plans** (1) The Authority may prepare Interim Development Plans) (IDPs) for newly included development areas including stitiban/Ryoti land within a reasonable time frame so that Development may not be held up in the name of pendancy of Interim Development Plan. Where such IDP has not been prepared, the general provisions of this Regulation shall apply without any zonal restrictions.
- (2) The Authority shall ensure that resources for land acquisition and cost of land are mobilized or are likely to be mobilized within the time frame projected for implementation of such Interim Development Plans.
- 86. Provision of development Plan to prevail** In case any of the provisions of these regulations are at variance with those contained in any Development Plan or Town Planning Scheme, the provisions of such plan or Scheme shall prevail.
- 87. Applicability National Building Code** Where no express provision has been made in respect of any matter connected with Planning and Building Standards by the Act, the Rules, the Development Plan, the Town Planning Schemes, or these Regulations or by any Resolution of the Authority, the provisions of the National Building Code of India, 2005 shall *mutatis mutandis* be applicable.
- 88. Schedules and annexure** (1) The qualifications, experience, and competence of technical personnel and Builders are given in Schedule- I, which shall to be followed as per relevant regulations.
- (2) The extract of ODA Act 1982, ODA Rule 1983 and relevant provisions of NBC are at Schedule-2 for ready reference.
- (3) The application for permission under sub section-1 of section 16, order granting permission under sub-section(3) of Section 16, drawing attention of the Vice-Chairman under sub section (7) of section 16, maintenance of register under sub section(4) of section 16 and (12) of the Act, notice for commencement of work, completion certificate, certificate for execution of work, certificate

for structural stability, period progress report, occupancy certificate, Indemnity bond for basement, intimation regarding approval of residential building plans are provided in form I to XII of these regulations.

89. Constitution of D.P. & B.P. Committee

(1) The Authority shall constitute a Committee under section -6 of ODA Act to be called Development Plan and Building Permission Committee with members from the following Organizations/Department besides those required from RDA.

- 1. Vice Chairman, RDA, Chairman**
- 2. Director, Town Planning, Orissa, (Member)**
- 3. Architect Member, RDA, Rourkela (Member)**
- 4. Engineer Member, RDA, Rourkela (Member)**
- 5. Executive Engineer, PHED, Rourkela**
- 6. Chief Fire Officer, Rourkela**
- 7. Regional Secretary, Orissa State Pollution Control Board, Rourkela**
- 8. Other special Invitees as and when required depending upon the subjects to be discussed.**
- 9. Planning Member, RDA (Member Convener)**

Additional member(s) may co-opted/associated for specific meetings depending upon the purpose.

(2) The Authority may by notification delegate such powers in relation to approval of schemes, projects and building plans to the Committee constituted under Sub-Regulations (1) as it may deem appropriate.

(3) Matters and cases relation to permission under sections 16 of the ODA Act and such other matters including permission for multi storeyed buildings are required to be referred to the Committee from time to time for advice & recommendations.

(4) In order to facilitate clearance from different bodies/departments of the State Government with the concept of single window clearance approach and thereby final approval by the Authority within the stipulated time frame, the Authority may constitute a Building Approval Committee consisting of representatives of the organizations/bodies from whom clearance for development/building permit clearance is required for approval of plans coming up in Special Economic Zones, Group Housing, Multistoried Buildings & other Special Building.

90. Decision of the Govt. to be final.

In case of any dispute in the interpretation of these Regulations, the decision of the State Government shall be final.

91. Relaxation By the Govt.

The Authority may recommend to the Govt. for relaxation/modification of any of the clauses of these regulations in the

general interest of the public pertaining to projects/schemes developed by the Govt. agencies and the decision of the Govt. in this regard shall be final.

PART-XI

REGULATIONS FOR INDUSTRY AND SEZs

Apart from the Rourkela Steel Plant (RSP) and the Sponge Iron Factory (SIF), Rourkela had 335 Industrial Units in 2001. These comprised essentially of medium and light / service and household industry units. As part of the Comprehensive Development Plan (CDP) exercise, preliminary estimates have been made in so far as the growth of these industrial units is concerned. Their number is likely to go up to 3000 by 2031 (Source: Planning Member RDA) i.e. the horizon year for the CDP for Rourkela, 2031. The present number of small & medium Industrial units is 1028.

The average number of workers employed in the medium industrial units was 50 whereas the average number of workers employed in the light / service and household industrial units was 5. At present, industrial units dealing in fabrication form the largest number, followed by those dealing in Sponge Iron and Iron Ore Crushing.

The past practice of locating industrial areas and industrial units in the periphery of the town based on prevailing wind direction alone has had its limitations and attendant problems. Issues pertaining to both discharge of liquid and solid waste were seldom addressed which has given rise to environmental and other concerns. Air and Noise pollution, provisions for ancillary facilities in terms of transport and infrastructure, etc. also need to be comprehensively addressed. Overall negative impact, existence and growth of industrial units in non conforming and residential areas and permissibility of household industries is yet another issue.

With this in view the following broad parameters are proposed in terms of Regulations for Industry and SEZs.

1. Promote Hi-tech and 'Value Addition Units' which are not labour intensive.
2. Encourage Modernization and up gradation of existing industrial units.
3. Prescribe environmental norms for existing non conforming industrial units especially of the household type.
4. Promote incentives and disincentives for relocating such units.
5. Address permissibility aspects subject to adherence to environmental, fire safety and other norms.

92. Classification

All industries may be classified under prohibited and allowed categories subject to permissibility in various land use Zones. In addition, standards prescribed by the Orissa Pollution Control Board, conditions regarding maximum number of workers and sanctioned power load are required to be met. Industries listed under the prohibited category shall not be allowed to be set up in the urbanisable limits delineated in the CDP for Rourkela 2031 and existing industrial units of the prohibited category are required to be relocated within a period of 3 years of the Notification of the CDP for Rourkela 2031.

93. Permissibility of Industrial Units in different Use Zones and Use premises

For classification purposes, the limits of various parameters shall be fixed according to the nature of industry, and location. The limiting parameters for industrial units shall be as follows:

Table 3.1

Limiting Parameters for Industrial Units in different use zones and use premises

Sl.No	Use Zone / Use Premises	Groups Permitted (Refer Annexure)	Conditions	
			Max. no. of workers	Max. power load (kw.)
1.	Residential			
	Residential	A	5	6
	Urban Villages	A+A1	10	6
2.	Commercial			
	Lower order commercial centres upto neighborhood level	A+A1+B	5	10
	Community Centre / District Centre		10	12
	City Centre / Specialised Markets		20	12
3.	Industry			
	Plotted Development	All industries except those prohibited and of non polluting and non hazardous nature.	As per requirement	As per requirement
	Flatted Factories	All industries except those prohibited and of non polluting and non hazardous nature excluding industries producing noise/ effluent/ vibration/ odour.	25	As per requirement

Note: 1. Maximum number of workers shall be regulated by notification issued by the Department of the Industries of the State Government.

2. The power requirement for operating pollution control machinery and non manufacturing use shall be over and above the permissible load.

94. Household / Service Industry

1. Household industry with maximum 5 workers and 6 kw power load may be allowed to continue in residential areas and such new industrial units of this type shall be permitted in residential areas subject to the conditions that no polluting industrial unit shall be permitted.
2. All industrial units shall be permitted only after provisional registration with the Department of Industries of the State Government.
3. Household Industry Units shall be allowed on any floor. Further additions / alterations in the list of household industries shall be made by the Authority with the approval of the Department of Industries of State Government.
4. No inflammable or hazardous material shall be permitted to be stored.
5. Separate industrial electrical connection and Municipal license shall be required for setting up household industry.

Areas prohibiting the location of industries in select locations as specified / delineated in the CDP for Rourkela 2031, shall be adhered to. Guidelines for redevelopment scheme for existing industrial areas shall be finalized and notified by the Rourkela Development Authority in due course as part of the Comprehensive Development Plan to Rourkela, 2031.

95. NEW INDUSTRIAL AREAS

Development of new industrial areas within the proposed urbanisable limits of the CDP of the Rourkela 2031, shall cater to the purpose of relocating existing industries and development of limited type of new industries for the following purposes:

1. Relocation of permissible units from non conforming areas which are not eligible for regularization.
2. Green field sites for hi-tech, value addition industries comprising of the following types:
 - Computer hardware / Soft ware and catering to integrating interface with telecom facilities
 - Packaging
 - Industries catering to ICT and related services
 - Electronic Goods
 - Service and repair of electronic gadgets
 - Desk Top Publishing
 - TV and Video Programme production
 - Textile designing
 - Bio tech/ Nano tech
 - Telecom and related services
 - Gems and Jewelry

96. Guidelines for Industry Use Zone

Sub division of the industry Use Zone into use premises and subsequent approval of layout plans for industrial estates shall be governed by:

1. New Industrial areas to be developed shall be both flatted and plotted type.
2. The provision of land required for various facilities shall be as follows

Sl.No.	Use	Percentage
1.	Industrial Plots (Net area)	60
2.	Recreational	12
3.	Commercial	3
4.	Facilities	8
5.	Circulation	17

97. Development Control Norms

Table 11.1 Industry Plots

Plot Size (sq mts.)	Maximum Ground Coverage (%)	Maximum Height (mts.)	Setbacks (in mts.)			
			Front	Rear	Side 1	Side 2
100-250	60	10	3.5	1.5	1.0	-
251-500	50	12	4.5	3.0	2.5	-
501-750	40	15	6.0	3.0	3.0	3.0
751-1500	40	15	9.0	4.5	4.5	4.5
1501-2500	40	18	12.0	6.0	6.0	6.0
2501-5000	40	18	12.0	9.0	9.0	9.0
5001-10000	35	21	15.0	9.0	9.0	9.0
10001-25000	35	21	20.0	9.0	9.0	9.0
25001 and above	35	21	25.0	9.0	9.0	9.0

Table 11.2

Floor Area Ratio (FAR) as per road width

Road Width	FAR for industrial buildings
Above 12 m and upto 15 m	1.00
Above 15 m and upto 18 m	1.25
Above 18 m and upto 30 m	1.25
Above 30 m	1.50

Table 11.3

The Industrial Estates will have approach road as per the following:

Categories	Area	Minimum width of access road
A	Up to 10 hectares(Ha)	24 mts.
B	Above 10 Ha and upto 50 Ha	30 mts.
C	Above 50 Ha and upto 100 Ha	40 mts.
D	Above 100 Ha	60 mts.

Table 11.4: Flatted Factories

Plot wise permissible FAR, setbacks and height of buildings

Plot Size (sq m.)	Maximum Ground Coverage (%)	Maximum Height (m.)	Setbacks (in m.)			
			Front	Rear	Side 1	Side 2
1000-5000	40	15	9.0	4.5	4.5	4.5
5001 and above	40	18	12.0	6.0	6.0	6.0

Table 11.5

Floor Area Ratio (FAR) for Flatted / Factories as per road width

Road Width	FAR for industrial buildings
Above 12 m and upto 15 m	1.00
Above 15 m and upto 18 m	1.00
Above 18 m and upto 30 m	1.25
Above 30 m	1.25

Table 11.6 SEZs

Plot wise permissible FAR, setbacks and height of buildings

Plot Size	Coverage (%)	FAR	Height (m)	Road Width (m)	Setbacks (in m.)		
<1.0Ha.	45	1.80	14	24	9	7.5	7.5
1 - 2.5	40	1.60	16	30	12	9	9
2.6 - 5	35	1.40	18	40	15	12	12
5 - 10	33.33	1.33	18	45	24	15	15
>10 Ha.	30	1.20	24	60	30	24	24

- All new Industrial Estates shall have approach road from a road which has minimum r/w of 30 m.
- Plots measuring 100 sq.m. and less shall be located on roads with minimum r/w of 9 m.
- Water bodies are required to be included in the landscape plan.
- Provision of rain water harvesting measures as integral part of the landscape plan shall be incorporated.
- Parking areas and loading / unloading areas shall have minimum 50 percent semi permeable surface.
- Grease taps shall be provided near automobile washing areas
- Major infrastructure like CNG, LPG, Oil, Optical fiber, electricity shall be made available through underground conduits.
- Optimal utilization of industrial areas shall be made by way of developing flatted factories.
- All industrial areas and units shall have efficient provisions for segregation of solid waste before disposal. No untreated effluent shall be discharged in water bodies / open areas.
- Provision of CETPs, Solid waste segregation / treatment plans shall be made for a cluster of industrial units.
- Proper methods for managing disasters / emergency situation shall be put in place.
- Industries may be grouped on the basis of common requirements of effluent treatment etc.
- Selection of Plant material shall be made keeping in view local climatic conditions.

CLASSIFICATION OF INDUSTRIES

GROUP - A
HOUSEHOLD INDUSTRIES

1. Agarbatti and similar products
2. Aluminium hanger (excluding wire drawing and anodizing)
3. Ayurvedic/Homoeopathic/Unani medicines
4. Assembly and repair of electronic goods.
5. Assembly and repair of sewing machine
6. Assembly of hand tools.
7. Assembly of Badminton shuttlecocks
8. Assembly and repair of electrical gadgets, cooler/heater etc
9. Assembly and repair of typewriter (excluding Font Casting)
10. Assembly of Bakelite Switches
11. Assembly and repair of measuring instruments (excluding handling of Mercury and hazardous materials)
12. Atta Chakkies
13. Batik works
14. Block making and photo enlarging
15. Biscuit, pappey, cakes and cookies making
16. Button making, fixing of button and hooks
17. Bookbinding
18. Brushes and brooms (by hand)
19. Calico and Textile products
20. Cane and bamboo products
21. Cassettes recording
22. Clay and modeling with/without Plaster of Paris
23. Coir and jute products
24. Cardboard boxes
25. Candles

26. Copper and brass art wares
27. Cordage, rope and twine making
28. Carpentry
29. Contact Lens
30. Canvas bags and hold-alls making
31. Candies, sweets, rasmalai etc (when not canned)
32. Cotton/silk printing (by hand)
33. Computer repairing and cyber information Centre
34. Computer Software
35. Dari and carpet weaving
36. Detergent (without bhatti)
37. Data process
38. Dairy products e.g. Cream, ghee, paneer etc
39. Dry Cleaning (excluding big workshops)
40. Desk Top Publishing
41. Embroidery
42. Enameling Vitreous (without use of coal)
43. Framing of pictures and mirrors
44. Fountain pens, ball pens and felt pens
45. Gold and Silver thread, kalabattu
46. Hosiery products (without dyeing and bleaching)
47. Hats, caps, turbans including embroideries
48. Information Technology enabled services
49. Ink making for fountain pens
50. Interlocking and buttoning
51. Jewellery items
52. Khadi and handloom
53. Khus tatties
54. Knitting works
55. Lace products
56. Leather footwear
57. Leather belts and assembly of buckles (by hand)
58. Leather and rexine made ups

59. Milk Cream Separation
60. Manufacture of jute products
61. Manufacture of Bindi
62. Name plate making
63. Production of following items
 - i) Blanco cakes
 - ii) Brushes
 - iii) Kulfi and confectionery
 - iv) Crayons
 - v) Jam, jellies and fruit preserves
 - vi) Musical instruments (including repairs)
 - vii) Lace work and like
 - viii) Ornamental leather goods like purses, handbags
 - ix) Small electronic components
64. Paper stationery items and book binding
65. Pith hat, garlands of flowers and pitch
66. P.V.C. products (maximum one moulding machine)
67. Paper machine
68. Perfumery and cosmetics
69. Photosetting
70. Photostat and cyclostyling
71. Photocopying of drawings including enlargement of drawings.
72. Packaging of Shampoos
73. Packaging of Hair Oil
74. Preparation of Vadi, Papad etc
75. Processing of condiments, spices, groundnuts and dal etc.
76. Pan masala
77. Production of Sweets and Namkeens (less than one ton/day)
78. Paper Mache
79. Paper cup, Plates, files cover and letter pads (without printing)
80. Photography (developing and printing)
81. Repair of watches and clocks
82. Rakhee making
83. Repair of domestic electrical appliances
84. Readymade garments (without washing)

85. Repair of bicycles
86. Repair and assembly of computer hardware
87. Repair of bags, brief cases, suitcases, except use of leather and PVC material.
88. Repairing of Water meters, stabilizer, UPS etc
89. Rubber Stamps
90. Stone engraving
91. Sports goods/Sports Nets
92. Surgical bandage rolling and cutting
93. Stove pipe, safety pins and aluminium buttons (by hand press)
94. Silver foil making
95. Saree fall making
96. Shoe laces
97. Stamp pads
98. Screen Printing
99. Tailoring
100. Thread balls and cotton fillings
101. Toys and dolls
102. Ties
103. Tomato Ketchup
104. Umbrella assembly
105. Utensil washing powder (only mixing and packaging)
106. Velvet embroidered shoes/shawls
107. Vermicelli and macaroni
108. Wood carving and decorative wood wares
109. Wool balling and lachee making
110. Wooden/Cardboard jewellery boxes (subject to no objection certificate from the department).
111. Wool knitting (with machine).
112. Zari Zardozi

GROUP A – I
HOUSEHOLD INDUSTRIES PERMISSIBLE IN VILLAGES (ABADI)

1. Black smithy
2. Cane and bamboo products
3. Clay and modelling with/without Plaster of Paris
4. Dari/Carpet/Sari weaving (except dying and bleaching)
5. Ice cream and water-cooling by Refrigeration (without cold storage)
6. Stone engraving
7. Village pottery Industry (without bhatti)
8. Village oil ghani
9. Wood carving and decorative wood wares

None of the industries mentioned in Group A and A-1 shall carry out the following processes:

- i) Anodising
- ii) Bleaching
- iii) Burning of coal
- iv) Canning Facility
- v) Dyeing
- vi) Electroplating
- vii) Moulding works
- viii) Use of CFC gases
- ix) Varnishing
- x) Washing

Notes

- i) Storing of chemicals listed under schedule I and/ or II of the Manufacture, Storage and import of hazardous Chemical Rules, 1989 and Public Liability Insurance Act, 1990 shall be prohibited
- ii) No effluent/emissions shall be allowed to be generated by the units and these shall adhere to the noise standards as stipulated by Ministry of Environment and Forests, Government of India

GROUP- B
INDUSTRIES PERMISSIBLE IN COMMERCIAL CENTRES

1. Air Conditioner Parts
2. Aluminium doors/windows/fittings/furniture
3. Assembly and repair of Cycles
4. Auto parts
5. Belt and Buckles
6. Bulbs (battery)
7. Cloth Dyeing
8. Cotton ginning
9. Cycle Chain/Locks
10. Diamond Cutting and Polishing work
11. Electric fittings (switch, plug pin etc)
12. Elastic products
13. Engineering works
14. Foundry (small job works as per prescribed limits of Industries Department/DPCC).
15. Ice-cream and water cooling by Refrigeration (without cold storage)
16. Ice boxes and cooler bodies
17. Iron grills and door making
18. Jute products
19. Key Rings
20. Knife making
21. Marble stone items
22. Metal lathe cutting
23. Motor winding works

24. Printing Press.
25. Screws and nails
26. Scissors making
27. Spectacles and Optical frames
28. Steel Furniture/Almirah
29. Steel lockers
30. Steel Springs
31. Surgical instruments and equipments
32. Table lamps and shades
33. Tin box making
34. Transformer covers
35. TV, Radio, Cassette recorders etc
36. TV/Radio/Transistor cabinets
37. Typewriter parts manufacturing and assembly
38. Water meter repairing
39. Water tanks
40. Welding works
41. Wire Knitting
42. Wooden furniture works
43. Information Technology enabled Services

PROHIBITED/NEGATIVE LIST OF INDUSTRIES

Industries manufacturing the following shall be prohibited within National Capital Territory of Delhi

1. Arc/induction furnace
2. Acids
3. Alkalis
4. Animal & fish oils
5. Aldehydes
6. Acid slurry
7. Acetylides, phridines, iodoform, chloroform, E-nepthol, etc
8. Ammonium sulphoajanide, arsenic and its compounds, barium carbonate, barium cyanide, barium ethyle sulphate, barium acetate cinnabar, copper sulphoicyanide, ferrocyanide, hydro cyanide, hydro cyanic acid, potassium biocalate, potassium cyanide, prussiate of potash, phynigallc acid, silver cyanide.
9. Aircraft building
10. Abattoirs, animal blood processing (except existing and relocation)
11. Bitumen blowing (hot)
12. Brick kiln (using fresh earth as raw material, coal as fuel).
13. B—nepthol
14. Bakelite powder (starting from formaldehyde)
15. Barely malt and extract
16. Bone-grist, bone-meal, salting of bones, storages of bones in open, bone drying
17. Bone charcoal manufacturing
18. Blast furnaces – coal fired
19. Bicycles (integrated plant)
20. Brewery and potable spirits
21. Chlorinated paraffin wax purification

22. Carbon black
23. Cement industry
24. Calcium carbide, phosphorous, aluminum dust paste and power, copper, zinc etc
(electro thermal industries)
25. Cranes, hoists and lifts (excluding assembly)
26. General industrial machinery (such as hydraulic equipments, drilling equipments
boilers etc)
27. DOP (Dioctyl Phthalate), DBP & Plasticizer
28. Dry cell battery
29. Dye & dye intermediates
30. Distillation of wood, chemical seasoning of wood (excluding natural seasoning)
31. Explosives, i.e., Fireworks, Gunpowder, Gun cotton etc
32. Earth moving machinery/equipment (manufacturing of assembly)
33. Electric wires and cables (more than 100 workers, 2000 sqm plot)
34. Fatty acids
35. Fungicides & pesticides
36. Flexographic ink
37. Fuel oils, illuminating oils and other oils such as synthetic oil, shale oil, lubricants
38. Foundries (except Pit Furnace)
39. Gas Compressors
40. Graphite production
41. Glass furnace (more than 1 ton/day capacity)
42. Gases-carbon-disulphide, ultramarine blue, chlorine, hydrogen, sulphur dioxide,
acetylene, etc. (other than LPG/CNG/Oxygen/medical gases)
43. Glandular/glandes extraction
44. Glue and gelatin from bones and flesh
45. Hot mix plant (except those approved by DPCC/CPCB)
46. Hazardous waste processing viz. hospital/medical/industrial waste

47. Polyurethane foam
48. Industrial gelatin, nitro glycerine and fulminate
49. Iron/steel metal forging (using pneumatic hammer).
50. Industrial gelatin, nitro glycerine and fulminate
51. Industrial trucks, trailers etc.
52. Linear alkyd benzene
53. Lead manufacturing including secondary lead industry (recovery of lead from waste scrap)
54. Lime kiln
55. Leather tanning and dyeing (raw hides/skins to semi finish)
56. Locomotives and wagons
57. Methanol
58. Methylated spirit
59. Mechanical stone crushers & washing of coarse sand
60. Manufacturing of pulp & paper
61. Melamine resin
62. Mineral salts (which involve use of acids: CuSO_4 , FeSO_4 , alum, etc.)
63. Manufacturing of diesel engines, generators except assembly
64. Motor cycles, scooters cars, tempos, trucks etc.
65. News print manufacturing, pulping, fresh paper making
66. Nitrogenous and phosphatic fertilizers, except mixing of fertilizers for compounding (large scale)
67. Organic solvent, chlorinated minerals, methanol, aldehydes, methylated spirits
68. Petroleum coke processing, not as fuel
69. Potteries/refractories (using coal or furnace oil)
70. Polyethylene polymers including reins
71. Paint industry (nitro Cellulose & Alkyd resin based)

72. Plasticisers manufacturing
73. Pyridines
74. Phenol formaldehyde resin and powder
75. Porcelain product potteries (using coal of production capacity more than 2 tonne per day)
76. Rubber solution and thinner (using naphtha and rubber scrap)
77. Roasting of Ore Sulphide Oxides of mixtures
78. Rayon fibre manufacturing
79. Refractories
80. Reclamation of rubber
81. Production of tyres and tubes (devulcanisation)
82. Saccharine
83. Secondary Zinc industry
84. Synthetic rubber
85. Smelting
86. Sewing machines (integrated units) except assembly
87. Sluice gates and gears
88. Stainless Steel Pickling
89. Steam engines
90. Steel pipes and tubes (continuous welded/seamless)
91. Sugar, khand sari
92. Sodium silicate industry (more than 1 tonne/day)
93. Stone quarrying
94. Textile (more than 100 workers in all shifts, 1 acre of land, 100 LKD of water)
95. Thorium, radium and similar isotopes and recovery of rare earth
96. Turbines
97. Urea & Phenyl Formaldehyde resin

98. Vegetable oil hydrogenated

99. Waste (crude/burnt) oil processing (refinery)

Notes:

- i) A public utility service involving any of the activities referred to above shall be permitted subject to environmental laws.

Further additions/alterations to the list of Prohibited Industries could be made if considered appropriate and in public interest by the Central Government to do so.

ANNEXURE-I

QUALIFICATIONS, EXPERIENCE & COMPETENCE OF TECHNICAL PERSONNEL AND BUILDER

1. ARCHITECT

A) Qualification & Experience

The Minimum-qualification for an Architect shall be Degree in Architecture/equivalent qualification, registration with the Council of Architecture and not be in arrears of subscription.

B) Competence

The Architect shall be competent to carry out the work related to the building permit as given below and shall be entitled to submit:

- i) All plans and information connected with the building permit except engineering services of multistoried/special buildings given in 12.2.5.1 of NBC, 2005.
- ii) Certificate of supervision and completion of all buildings pertaining to architectural aspects.
- iii) Preparation of sub-division/layout plans and related information connected with development permit of area up to 2 hectare.
- iv) Certificate of supervision for development of land of area up to 2 hectare.

C) Duties & Responsibilities

- i) She/He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also in conformity with the stipulations of the National Building Code, 2005 and the BIS standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of National Building Code, 2005 in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned Authority/ before applying for occupation certificate.
- ii) He/ She shall, on behalf of the owner, apply for the progress certificates completion certificates and the occupancy certificates and obtain the same as required under the Regulations.

D) Registration.

- i) The registration fee if any shall be payable as prescribed by the Authority from time to time.
- ii) The Authority may black list an architect in case of serious defaults or repeated defaults and shall inform the Council of Architecture. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence or default.

2. ENGINEER

A) Qualifications & Experience

The minimum qualification for an Engineer shall be Degree in Civil Engineering/equivalent qualification, registration with the Institution of Engineers, India and not be in arrears of subscription.

B) Competence

The Licensed Engineer shall be competent to carry out the work related to the building permit as given below and shall be entitled to submit:

- i) All plans and information connected with building permit except multi-storied and special category buildings.
- ii) Structural details and calculations of buildings on plot up to 500 square meters and up to five storey excluding basement/stilt or below 15 meter in height.
- iii) Certificate of supervision and completion for all buildings.
- iv) Preparation of all service plans and related information.
- v) Issuing certificate of supervision for development of land for all area.

C) Duties & Responsibilities

- i) She/He shall be responsible for making adequate supervision to ensure the construction is undertaken as per the approved plans and also in conformity with the stipulations of the National Building Code, 2005 and the BIS Standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India in the buildings and shall obtain N.O.C. from the Chief Fire Officer concerned Authority/ before applying for occupation certificate.
- ii) She/He shall, on behalf of the owner, apply for the progress certificates, completion certificates and the occupancy certificates and obtain the same as required under the Regulations.

D) Registration

- i) The registration fees if any shall be payable as prescribed by the Authority from time to time.
- ii) If he/she is found negligent in his/her duties and responsibilities, the Authority may black list an Engineer in case of serious default or repeated defaults and shall inform the Institution of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default.

3. STRUCTURAL ENGINEER

A.) Qualification and Experience

The minimum qualification for a structural engineer shall be Degree in Civil Engineering/equivalent, registration with the institution of Engineers, India and not be in arrears of subscription with minimum 2 years experience in Structural Engineering practice.

Note – The 2 years experience shall be relaxed to one year in the case of Post Graduate Degree in Structural Engineering /higher qualification.

B) Competence

The licensed Structural Engineers shall be competent to submit the Structural details and calculations for all buildings and undertake supervision.

In case of buildings having special Structural features, as decided by the Authority, which are within the horizontal areas and vertical limits specified in chapter A-2.1.1(b), A-2.2.1(b) and A-2.4.1(a) of NBC 2005 they shall be designed only by the Structural Engineer.

C) Duties and Responsibilities

- i). To prepare a report of the structural design.
- ii). To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code, 2005 and relevant BIS specifications.
- iii). To prepare detailed structural drawings and specification for execution indicating thereon, designed live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be

- taken by contractor to suit the design assumptions etc. whatsoever applicable.
- iv). To supply copies of structural drawings to the site.
 - v). To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect.
 - vi). To certify the structural safety and overall structural soundness of the building to the Architect.
 - vii) To advise the owner/architect/engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
 - viii) To prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawings and designs in a particular case.
 - ix) To submit the certificates of structural safety and over all structural soundness of building to the Authority.
 - x) In case of multistoried buildings and buildings of a special nature as identified by the Authority from time to time, the Structural Calculations/Drawings shall be got vetted by Indian Institute of Technology/National Institute of Technology/Reputed Government Engineering College. Other Institution as desired by the Authority.

D) Registration

- i) The registration fees if any shall be payable as prescribed by the Authority from time to time.
- ii) If he/she is found negligent in his/her duties and responsibilities, the Authority may black-list a Structural Engineer in case of serious defaults or repeated defaults and shall inform the institution of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default.

4. TOWN PLANNER

A) Qualification & Experience

The minimum qualification for a Town planner shall be a recognized Post Graduate Degree/Diploma in Town Planning/Undergraduate Degree in Town Planning and registered membership of ITPI and not be in arrears of subscription.

B) Competence

The licensed town planner shall be entitled to submit:

- i) All plans and related information connected with development of land of all areas including integrated township.
- ii) Certificate of supervision for development of land of all areas.

C) Duties and Responsibilities

He/She shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also in conformity with the stipulations of the National Building Code, 2005 and BIS standards for safe and sound construction non-hazardous, functioning of the service incorporated in the building and for making adequate provision for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India, 2005.

D) Registration

- i) The registration fee, if any, shall be payable as prescribed by the Authority from time to time.
- ii) The Authority may black list a Town Planner in case of serious default or repeated defaults and shall inform the Institute of Town Planners India. The registration shall be liable to be revoked temporarily or permanently by the Authority in such case of negligence or default.

5. SUPERVISOR

A) Qualification & Experience

The minimum qualifications for a Supervisor shall be recognized Diploma in Civil Engineering or Architectural Assistantship, plus 5 years experience in building design, construction and supervision.

B) Competence

The licensed Supervisor shall be entitled to submit:

- i) All plans related to information connected with building permit for residential buildings on plot up to 100 sq. m. and up to two storeys.
- ii) Certificate of supervision for buildings as per (i).

C) Duties and Responsibilities

- i) To adhere strictly to the architectural and structural drawings/ specifications and instructions of the Structural Engineer, Architect/Engineer.
- ii) To follow the provisions of NBC, 2005 or BIS specifications as regard materials, components, quality control, and the process of construction.
- iii) To bring to the notice of the Structural Engineer and Architect/Engineer/any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- iv) To deposit with the Authority one set of working drawings of the works executed along with the progress certificates before proceeding to next stage of the work.
- v) He shall be in charge of site and responsible for supervision of the work.
- vi) He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the Architect/Engineer.
- vii) He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- viii) He shall also ensure that no undue inconvenience is caused in the course of his work to the people in neighborhood.

D) Registration

- i). The registration fees, if any, shall be payable as prescribed by the Authority from time to time.
- ii). If he/she is found negligent in his/her duties and responsibilities, the Authority may blacklist a Supervisor in case of serious default or repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default.

6. GROUP AGENCY

1. When any Group or Agency comprising of qualified Architect/Engineer/ Town Planner is practicing, then the qualifications and experience, competence, duties and responsibilities and registration will be combination of individual qualifications and experience, competence duties and responsibilities and registration as provided in Schedule 1 to 5.

2. The Authority may also empanel public Undertakings/Agencies engaged in development work for quick execution of Government./Private projects within its jurisdiction

7. BUILDER

A. Qualification and experience

- a) The persons/firm engaged in construction activities/building activities in an urban area having proven merit and experience may be considered for registration as a builder. He/She/Firm should have at least two years experience in the line.
- b) A person or group of persons having a qualification of Civil Engineering, Architecture, and Town Planning may be registered as builder.

B. Duties and Responsibilities of Builders

- 1) He/She shall appoint a qualified Architect/Engineer/Town Planner to prepare plans, designs, drawings and specifications for execution of the works in accordance with the requirements of these Regulations.
- 2) He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project and shall bear responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
- 3) He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Authority.
- 4) He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
- 5) He shall explain the construction / design and its intended use as per approved plan, to the prospective buyer of the premises under construction.

C. REGISTRATION

- i) The builders shall have to be registered with the Authority on payment of such fees as decided by the Authority from time to time.
- ii) The Authority may debar or black list the builder as referred to in 5D(ii) of the Regulations.

ANNEXURE – II

EXTRACT FROM ODA ACT,1982

Definitions:

- I. “Agriculture” includes horticulture, poultry farming, the raising of crops, fruits, vegetables, flowers, grass or trees of any kind breeding of live-stock including cattle, horses, donkeys, mules, pigs, breeding of fish and keeping of bees and the use of land for grazing of cattle or for any other purpose which is ancillary to the farming of land or for any other agricultural purpose, but does not include the use of land as a garden which is an appendage to a building and the expression “agriculture” shall be construed accordingly.
- II. “Amenity,” includes roads, water and electric supply, open spaces, parks, recreational grounds, cultural centers natural features, playgrounds, street lighting, drainage, sewerage, city beautification and such other utilities, services and conveniences as the State Government may determine to be an amenity, from time to time, for the purpose of this Act.
- III. “ Area of bad lay-out or obsolete development” means an area consisting of land which is badly laid out or obsolete development not conforming to the Planning and Building Standards Regulations framed under the Act together with land contiguous or adjacent thereto and defined as such in the development plan;
- IV. “Authority” means a development Authority constituted under subsection (3) of Section 3 for a Development area under this Act;
- V. “ Building ” includes any structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial, or other purposes, whether in actual use or not;
- VI. “Building operations” includes re-building operations, structural alterations or additions to buildings and other operations normally undertaken in connection with the construction of buildings.
- VII “Chairman “means the Chairman of the Authority.
- VIII “Commerce” means the carrying on of any trade, business or profession, sale or exchange of goods of any type whatsoever and includes the running of with a view to making profit, hospitals, nursing homes, infirmaries or educational institutions and also includes the running of serais, hotels, restaurants and of boarding houses not attached to any educational institution and the word “commerce” shall be construed accordingly.

- IX. “Commercial use” includes the use of any land or building or any part thereof for purpose of commerce or for storage of goods, or as an office, whether attached to any industry or otherwise.
- X. “Development” with its grammatical variations means the carrying out or building, engineering, mining or other operations in, on, over or under land or the making of any material change, in any building or land or in the use of any building or land, and include re-development and re-construction and layout and sub-division of any land and “to develop” shall be construed accordingly;
- XI. “ Development area” means the area or group of areas declared as development area under sub-section (1) of Section 3;
- XII. “ Director means the person appointed as Director of Town Planning, Orissa under sub section(1) of Section 3 of Orissa town Planning and Improvement Trust Act, Orissa Act 10 of 1957;
- XIII. “ Engineering Operation” includes the formation or laying out of a street or means of access to a road or the laying out of means of water- supply, drainage, electricity, gas or of; other public utility service;
- XIV. “ Existing land-use” means the predominant purpose for which any land or building was being used on specified date;
- XV. “ Final plot” means a plot reconstituted from an original plot and allotted in a town planning scheme as a final plot;
- XVI. “highway” has the same meaning as in Section 4 of the National Highways Act 1956 (Act 48 of 1956);
- XVII. “ Industry” includes the carrying on of any manufacturing process as defined in the factories Act, 1948 (Act 63 of 1948) and the word “industrial” shall be construed accordingly;
- XVIII. “Industrial use” means the use of any land or building or part thereof for purpose of industry;
- XIX. “Land” includes benefit to arise out of land and things attached to the earth or permanently fastened to anything attached to the earth;
- XX. “Local Newspaper” means any newspaper printed and published within the State of Orissa;
- XXI. “Means of access” includes any means of passage whether private or public for vehicles or for pedestrians and includes any street;

XXII. “ National Highway” means any highway declared to be a national highway under section 2 of the National Highways Act, 1956 (Act 48 of 1956);

XXIII. “ Notification” means a notifications published in the Gazette;

XXIV. “Occupier” includes-

- (a) a tenant,
- (b) an owner in occupation of, or otherwise using his land,
- (c) a rent-free tenant of any land,
- (d) a licensee in occupation of any land,
- (e) any person who is liable to the owner for consideration including damages for the use and occupation of the land;

XXV. “ Operational construction” means any construction whether temporary or Permanent, which is necessary for the operation, maintenance development or execution of any of the following services namely;

- (a) railways,
- (b) national highways
- (c) national waterways,
- (d) airports/heliports,
- (e) posts and telegraphs, telephones, broadcasting and other like forms of communications
- (f) regional grid for electricity,
- (g) any other service which the State Government may, if it is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification declare to be a service for the purpose of this clause;

Explanation- For the removal of doubts, it is hereby declared that the construction of-

(i) new residential buildings (other than gate, lodges, quarters, for limited essential operational staff and the like), roads, and drains in railway colonies, hotels, clubs, institutes and schools, in the case of railways, and

(ii) a new building, new structure or new installations, or any extension thereof, in the case of any other service, shall not be deemed to be operational construction within the meaning of this clause;

XXVI. “Owner” includes a mortgagee in possession, a person who for the time being, is receiving or is entitled to receive or has received, the rent or premium or any other consideration for any land whether on his own account or on account of, or on behalf of or for the benefit of any other person or who would so receive the rent or

premium or any other consideration or be entitled to receive the rent or premium or any other consideration if the land were let out to a tenant and includes the Head of a Government Department, General Manager Railways the Secretary or other Principal Officer of a Local Authority, Statutory Authority or Company in respect of properties under their respective controls;

XXVII “Private Street” means any street, road, square, court, alley, Passage or Riding Path, which is not a public street but does not include a pathway made by the owner or premises on his own land to secure access to or for the convenient Use of such premises;

XXVIII “Public building” means any building to which the public or any Class or Section of the public are granted access or any building, which is open to the public or any class or section of the public and includes any building

(a) Used as a-

- (i) School or college or a University or other educational institutions;
- (ii) Hostel,
- (iii) Library,
- (iv) Hospital, nursing home, dispensary, clinic, maternity centre or any other like institution,
- (v) Club,
- (vi) Lodging house,
- (vii) Court,
- (viii) Coffee house, boarding house, hotel or eating house,

(b) Ordinarily used by the-

- (i) Central or any State Government or any Local Authority or anybody, corporate owned or controlled by the Central or any State Government, or
- (ii) Public or any class or section of the public for religious worship or for religious congregation;

XXIX “Public open space” means any land, whether enclosed or not, belonging to the Central or any State Government or any Local Authority or anybody corporate owned or controlled by the Central or any State Government on which there is no building or on which not more than one twentieth part is covered with buildings and the whole or remainder of which is used for purpose of recreation or as open space;

XXX “Public place” means any place or building which is open to the use and enjoyment of public whether it is actually used or enjoyed by the public or not, and whether the entry is regulated by any entry fees or not;

- XXXI “Public Street” means any street, road, square, court, alley, passage or riding path over which the public have a right to way, whether a thoroughfare or not, and includes-
- (a) the roadway over any public bridge or causeway,
 - (b) the footway attached to any such street, public bridge or causeway, and
 - (c) the drains attached to any such street, public bridge or causeway and the land, whether covered or not by any pavement, verandah or other structure, which lies on either side of the roadway up to the boundaries of the adjacent property whether that property is private property or property belonging to the Central or any State Government;
- XXXII “Railway” means a railway defined in the Indian Railway Act, 1890 (Act 9 of 1890);
- XXXIII “Reconstituted plot” means a plot which is in any way altered by the making of a town planning scheme;
- Explanation-** *For the purposes of this clause “altered” includes the alteration of ownership of plot.*
- XXXIV “Regulations” means a Regulation made under section 124 and includes zoning and other regulations made as part of a development plan;
- XXXV “Residence” includes the use for human habitation of any land or building or part thereof including gardens, grounds, garage, stables and out-houses, if any, appurtenant to such building and “residential’ shall be construed accordingly;
- XXXVI “Rule” means a rule made under this Act by the State Government;
- XXXVII “ Slum area” means any predominantly residential area, where the dwellings which, by reasons of dilapidation, overcrowding, faulty arrangements or design, lack of ventilation, light or sanitary facilities or any combination of these factors, are detrimental to safety and health of the inhabitants or others and which is defined by development plan as a slum area;
- XXXVII “To correct” in relation to any building includes-
- (a) any material alteration or enlargement of any building,
 - (b) the conversion by structural alteration of place for human habitation of any building not originally constructed for human habitation,
 - (c) the conversion into more than one place for human habitation of a building originally constructed as one such place,

- (d) the conversion of two or more places of human habitation into a greater number of such places,
- (e) such alterations of a building as effects an alteration of its drainage or sanitary arrangements or materially affects its security,
- (f) the addition of any rooms, buildings, houses or other structures to any building, and
- (g) the construction in a wall adjoining any street or land not belonging to the owner of the wall, or a door opening on to such street or land;

- XXXIX “Tribunal” means the Tribunal constituted under section 87;
- XL. “Unauthorized occupation” in relation to any premises means the occupation by any person of the premises belonging to the Authority, without any authority, for such occupation and includes the continuance of this occupation by any person of the premises after the Authority(whether by way of grant or any other mode of transfer under which he was allowed to occupy the premises) has expired or has been determined for any reasons whatsoever;
- XLI. “Urban Local Body” means a Municipal Corporation, Municipal Council or a Panchayat and 74th Constitutional Amendment Act constituted under the Orissa Municipal Act, 1950(Orissa Act 23 of 1950)
- XLII. “Valuation Officer” means the Valuation Officer appointed under section 33 of this Act,
- XLIII. “Zone” means any one of the divisions into which a development area may be divided for the purpose of development under this Act;
- XLIV. Words and expressions used in this Act but not defined shall have the same meaning as assigned to them in the Orissa Municipal Act, 1950(Orissa Act 23 of 1950) as amended from time to time

ANNEXURE –III

EXTRACT FROM ODA RULES, 1983

(1) Definitions:

- (i) “Act” means the Orissa Development Authorities Act,1982,
- (ii) “Architect Member” means Urban Designer or Architect-Member appointed under clause (f) of sub-section-5 of Section 3 ;
- (iii) “Board” means the Board of Enquiry appointed under Rule- 13;
- (iv) “Engineer Member” means the Engineer member appointed under clause (C) of sub-section(5) of section-3;
- (v) “Finance Member” means the Finance and Accounts member appointed under clause (d) of sub –section(5) of section 3;
- (vi) “Form” means a Form appended to these rules;
- (vii) “Gazette” means the Official Gazette of the State of Orissa;
- (viii) “Member” means a member of the Authority;
- (ix) “Planning Member” means the Town and Regional Planning Member appointed under clause (e) of sub-section(5) of section 3;
- (x) “Registered Contractor” means a contractor registered under Rule-67;
- (xi) “Section” means a section of the Act;

- (2)** Words and expressions used, but not defined in these Rules shall have the same meaning as respectively assigned to them in the Act.

ANNEXURE- IV

EXTRACT FROM NATIONAL BUILDING CODE OF INDIA, 2005

1. Definitions

Accessory use- Any use of the premises subordinate to the principal use and customarily incidental to the principal use.

Alteration - A change from one type of occupancy to another, or structural change, such as an addition to the area or height, or the removal of part of a building, or any Change to the structure , such as the construction of cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment.

Approved – Approved by the Authority having jurisdiction.

Building Height of – The vertical distance measured, in the case of flat roofs from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external wall; and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of sloping roof, and in the case of gables facing the road, the midpoint between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.

Building line - The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme. The building line may change from time to time as decided by the Authority.

Conversion- The change of occupancy or premises to any occupancy or use requiring additional occupancy permits.

Drain- A conduit or channel for the carriage or storm water, sewage, waste water or other water-borne wastes in a building drainage system.

Drainage- The removal of any liquid by a system constructed for the purpose.

Occupancy or use group- The principal occupancy for which a building or a part of a building is used or intended to be used, for the purpose of classification of a building to occupancy an occupancy shall be deemed to include the subsidiary occupancies which are contingent upon it.

Occupier- Occupier includes any person for the time being, paying or liable to pay rent or any portion of rent of the building in respect of which it is used, or

compensation or premium on account of the occupation of such building and also a rent free tenant, but does not include a lodger, and the words 'occupy' and 'occupation' do not refer to the lodger. An owner living in or otherwise using his own building shall be deemed to be the occupier thereof. Operational

construction/Installation – A construction/ installation put up by Government Departments for operational purposes.

Owner – Person or body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sub- lease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition.

In case of lease or sub-lease holders, as per as ownership with respect to the structure is concerned, the structure of a flat or on a plot belongs to the allottee / lessee till the allotment/ lease subsists.

Permit – A permission or authorization in writing by the Authority to carry out work regulated by the code.

Registered Architect, Engineer, Structural Engineer, Supervisor, town Planner , Landscape Architect, Urban Designer- qualified Architect, Engineer structural Engineer Supervisor, town Planner , Landscape Architect, Urban Designer who has been registered by the Authority or by the body governing such profession and constituted under a statute, as may be applicable. The registration requirement of these professionals shall be as given in Annexure – A.

Notes –

1. Unless specified otherwise, the word ‘engineer’ shall mean ‘civil engineer’ or ‘Architectural Engineer’
2. The work licensing/licensed etc, if used by the Authority in the above context shall be deemed to mean registration/registered/empanelment etc.

2.15 Road – see 2.25

2.16 Road line – See 2.27

2.17 Room height – The vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or tie beams shall determine the upper point of measurement for determining the head room.

2.18 Sanctioned plan – the set of plans and specifications submitted in connection with a building or development and duly approved and sanctioned by the Authority.

2.19 Service Road – A Road /lane provided at the rear or side of a plot for service purposes.

2.20 Set – back line – A line usually parallel to the plot boundaries and laid down in each case by the Authority, beyond which nothing can be constructed towards the site boundaries.

2.21 Site (Plot) – A parcel (piece) of land enclosed by definite boundaries

2.22 Street level or grade – The officially established elevation or grade of the center line of the street upon which a plot fronts and if there is no officially established grade, of the street at its mid-point

2.23 Street line – The line defining the side limits of a street

2.24 Unsafe – building – Buildings which are structurally and construction ally unsafe or in sanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which is relation to

existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.

2. Regulations for ventilation Shaft.

For ventilating the spaces for water closets and bathrooms if not opening on to front, side, rear and interior opens spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given below;

Height of buildings in	Size of ventilation shaft in square meter	Minimum dimension of one side of the shaft in Meter
Upto 10	1.2	0.9
Upto 12	2.8	1.2
Upto 18	4.0	1.5
Upto 24	5.4	1.8
Upto 30	8.0	2.4
Above 30	9.0	3.0

3. Classification of Buildings based on occupancy

(a) Residential Buildings

These shall include any building, in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities, including one or two or multi-family dwellings, lodging dormitories, apartment houses, flats and hostels.

(b) Institutional Buildings

These shall include any building, part thereof which is based for purposes such as medical or other treatment or care of, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted and special training centers. Institutional buildings ordinarily provide sleeping accommodation for the occupants and specialized non-commercial training centers. It includes hospitals, sanatoria, custodial institutions, and penal institutions like jails, prisons, mental hospitals and reformatories. These shall include any building used for school, college or day care purposes involving assembly for instruction education or recreation where it is a part of education.

(c) Assembly Buildings

These shall include any building or part of a building where groups of people not less than 50 congregate or gather for amusement, recreation, special, patriotic, civil travel and similar purposes, for example – theatres, motion, picture house, assembly halls, auditoria, libraries, exhibition halls, museums, skating rinks, gymnasium, restaurants, dance halls, club room, passenger station, and terminals of air, surface and other public transportation services, recreation piers and stadia. These shall include any building used for religious purposes like prayers, puja, worship, religious or spiritual congregation, discourses, rituals and functions.

(d) Commercial Buildings

These shall include any building or part of a building which is used as shop, stores, market for display and sale of merchandise either wholesale or retail, office storage or service facilities incidental to the sale of merchandise and located in the same building. These shall include any building or part of a building which is used for transaction of business for the keeping of accounts and records for similar purposes by any Government or local authority or a body corporate, or a company or a person or group of persons. This also includes professional establishments, computer installation, telephone exchanges, broadcasting stations, TV stations, IT and ITES related activities.

(e) Industrial Building

These shall include any building or a part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories, dry cleaning plants, generating units, pumping stations, saw mills, etc.

(f) Storage Buildings

These shall include any building or a part of building used primarily for the storage or sheltering(including servicing, processing or repairs incidental to storage) of goods, wires, merchandise, like warehouses, cold storages, freight depots, transit sheds, store houses, garages, hangers, truck terminals, grain, elevators, barns and stables.

(g) Hazardous Buildings These shall include any building or a part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive poisonous, irritant or corrosive gases, and for the storage, handling or processing of any material producing explosive, mixtures or dust which result in the division of matter in to fine particles subject to spontaneous ignition.

4. Regulations for Life Safety

Every building shall be no constructed, equipped, maintained, and operated as to avoid undue danger to the life and safety of the occupants from fire, smoke, fumes or panic during the time period necessary for escape. For general exit requirements, occupant load, capacities of exits, arrangements of exits, number of exits, doorways, corridors and passage ways, internal stair case, external stair case, horizontal exits, fire towers, ramps, fire lifts, emergency and escape lighting, illumination of means of exit and fire detection and warning, the relevant provisions in clause-4, part-4 or NBC,2005 shall be referred.

5. Requirements or parts of Building

Every part of the building and other building related activities shall be planned and designed in accordance with the clause – 12, part-3 of NBC, 2005.

- 6. Fire Safety Requirements**
Building shall be so planned designed and constructed so as to ensure fire safety and this shall be done in accordance with the part-4, Fire and Life Safety of the National Building Code of India 2005.
- 7. Structural Design**
The structural design of any item of masonry, timber, plain and reinforced concrete and steel in a building shall be carried out in accordance with part-6, Structural Design of NBC.
- 8. Quality of Material and Workmanship**
All Material and Workmanship shall be of good quality conforming generally to accepted standard of Public Works Department of Orissa, BIS Specifications and codes as included in part -5 Building materials and Part-7 Constructional Practices and Safety of national Building Code of India, 2005.
- 9. Building Service**
The Planning design and installation of electrical installations, air- conditioning, and heating work, installation of lifts and escalators in a building shall be carried out in accordance with part-8 (Building Services) of National Building Code of India 2005.
- 10. Water supply requirements**
The requirements of water supply in a building shall be accordance with the provision of National Building Code, 2005 as amended from time to time.
- 11. Structural Safety for Natural Hazard Protection**
For building more than three storey's (including ground floor) or more than 12.0 meter height and important facilities like water, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the BIS Code and Guidelines and other documents shall be observed for structural safety and natural hazards protection of buildings.
- 12. Civic Amenities**
In group housing, residential lay-outs and Integrated Townships, the civic amenities shall be provided as specified in clause – 5.5, part –3 of National Building Code of India, 2005.

ANNEXURE –V

STANDARDS FOR WATER, SANITARY AND FIRE SAFETY REQUIREMENTS.

1. PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES/USES

Table- 1

Sl.No.	Type of Occupancy	Consumption per Capita Per day (in It.)
1	Residential a) In living units b) Hotels with lodging accommodation(per bed)	135 180
2	Education a) Day schools b) Boarding Schools	45 135
3	Institutional (Medical Hospitals) a) No. of beds not exceeding 100 b) No. of beds exceeding 100 c) Medical quarters and hostels	340 450 135
4	Assembly-Cinema theaters, auditoria, etc. (per seat accommodation)	15
5	Government or semi public business	45
6	Mercantile (Commercial) a) Restaurants (per seat) b) Other business building	70 45
7	Industrial a) Factories where bath-rooms are to be provided b) Factories where bath-rooms are not to be provided	45 30
8	Storage (including Warehouses)	30
9	Hazardous	30
10	Intermediate rail Stations (excluding mail and express stops)	45(25)*
11	Junction Stations	70(45)*
12	Terminal Stations	45
13	International and Domestic Airports	70

The values in parenthesis are for such stations, where bathing facilities are not provided.

***Note:** The number of persons for Sl.No. 10 to 13 shall be determined by the average number of passenger handled by the station daily with due consideration given to the uses the facilities.*

Table- 2 FLUSHING STORAGE CAPACITIES

Sl.No.	Classification of Building	Storage Capacity
1.	For tenements having common conveniences	900 It. Net w.c
2.	For residential premises other than tenements having common conveniences	270l It. Net for one w.c seat each and 180 it. For each additional seat.
3	For factories and workshops	900 it. W.c seat and 180 it per urinal.
4.	For cinemas, public assembly hall, etc.	900 it per w.c seat and 350 it. Per urinal

**Table- 3
DOMESTIC STORAGE CAPACITIES**

Sl.No.	No. of Floors	Storage Capacity	Remarks
For premise occupied tenements with common conveniences			
1.	Ground Floor	Nil	Provided down take fittings are installed
2.	Floors 2,3,4,5 and upper floors	500 liter per tenement	
For premise occupied as flats or blocks			
1.	Ground Floor	Nil	Provided down take fittings are installed
2.	Floors 2,3,4,5 and upper floors	500 liter per tenement	

Note: 1. If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on other floors.

2. The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down take fittings according to scale given below:

Down take taps	70 It. each
Showers	135 It. each
Bathtubs	200 It. Each

2. SANITATION REQUIREMENTS FOR VARIOUS OCCUPANCIES

Table – 4
SHOPS AND COMMERCIAL OFFICES

Sl.No.	Sanitary Unit/Fittings	For Personnel
1	Water closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof exceeding 10.
2	Drinking Water Fountain	One for every 100 person with a minimum of one on each floor.
3	Wash Basin	One for every 25 person or part thereof.
4	Urinals	Same as Sl.No.3 of table 27.
5	Cleaner's Slink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Note: Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak Period. For male-female calculation a ratio of 1:1 may be assumed.

Table- 5 SANIATRY REQUIREMENT FOR HOTELS

Sl.No.	Sanitary Unit	For Residential staff	For non residential staff	
			For male	For female
1.	Water Closet (W.C.)	One per 8 Persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-15 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	Nil	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 40-70 Persons 4 for 71-100 persons	Nil
4.	Wash Basins	One per 10 persons omitting each basin installed in the room/suite	1 for 15 persons 2 for 16-35 persons 3 for 36-65 Persons 4 for 66-100 persons	1 for 1-12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-100
5.	Baths	One per 10 Persons omitting occupants of Room with bath in suite	Nil	Nil
6.	Slop Sinks	One per 30 bed rooms {one per floor minimum}	Nil	Nil
7.	Kitchen Sink	One in each kitchen	One in each kitchen	One in each kitchen

Table-6
FOR PUBLIC REST ROOMS

Sl.No.	Sanitary Unit	For Male	For Female
1.	Water Closet	One per 100 persons upto 400 persons; for over 400 persons, add at the rate of one per 250 persons or part thereof.	Two for 10 persons upto 200 persons; over 200 add at the rate of one per 100 persons or part thereof;
2.	Ablution Taps	One in each W.C.	One in each W.C.
3.	Urinals	One in each W./C.	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons
4.	Wash Basins	One per W.C. And urinal provided	One per W.C.
5.	Baths	-	-
6.	Slop Sinks	-	-
7.	Kitchen Sink	One in each kitchen	One in each kitchen

Note: i) It may be assumed that the two-thirds of the number are males and one-third Females

ii) One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

Table – 7

SANITATION REQUIREMENT FOR EDUCATIONAL OCCUPANCY

Sl.No.	Sanitary Unit	Boarding Institution		Other Educational Institution	
		For Boys	For Girls	For Boys	For Girls
1.	Water Closet (W.C)	One for every 8 pupils or part thereof	One for every 8 pupils or part thereof	One for 40 pupils or part thereof	One for every 25 pupils or part thereof
2.	Ablution Taps	One in each W.C	One in each W.C	One in each W.C	One in each W.C
3.	Urinals	One for every 25 pupils or part thereof	--	One for every 20 pupils or part thereof	--
4.	Wash Basins	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for every 40 pupils or part thereof	One for every 25 pupils or part thereof
5.	Baths	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for 40 pupils or part thereof	One for every 25 pupils or part thereof
6.	Drinking Water Fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7.	Cleaners Sink	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum

Table- 8

SANITATION REQUIREMENTS FOR NURSERY SCHOOLS

Sl.No.	Sanitary Unit	Requirement
1.	Water Closet (W.C)	One for every 15 pupils or part thereof
2.	Ablution Taps	One in each W.C
3.	Urinals	--
4.	Wash Basins	One for every 15 pupils or part thereof
5.	Baths	One bath sink per 40 pupils
6.	Drinking Water Fountains	One for every 50 pupils or part thereof
7.	Cleaners Sink	--

*Note: 1. One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinal.
2. For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office buildings. (Table 27)*

Table – 9

**SANITATION REQUIREMENT FOR INSTITUTIONAL
(MEDICAL) OCCUPANCY- HOSPITAL**

Sl.No.	Sanitary Unit	Hospitals with indoor patient ward	Hospitals with outdoor Patient wards	
		For Males & females	For Males	For Females
1.	Water Closet (W.C)	One for every 6 beds or part thereof	One for every 100 persons or part thereof	One for 40 pupils or part thereof
2.	Ablution Taps	One in each W.C	One in each W.C	One in each W.C
3.	Wash Basins	Two upto 30bed;add one for every additional 30beds; or part thereof	One for every 100 persons or part thereof	One for every 20 pupils or part thereof
4.	Baths with Shower	One bath with shower for every 8 beds or part thereof	--	One for every 40 pupils or part thereof
5.	Bed pan washing sink	One for each ward	--	--
6.	Cleaner's Sinks	One for each ward	One per floor minimum	One per floor minimum
7.	Kitchen sinks & dish Washers (where Kitchen is provided)	One for each ward	--	--
8.	Urinals	--	One for every 50 persons or part thereof	--

Table- 10
SANITATION REQUIREMENT FOR ADMINISTRATIVE BUILDINGS

Sl.No.	Sanitary Unit	For Males	For Females
1.	Water Closet (W.C)	One for every 25 persons or part thereof	One for every 100 persons or part thereof
2.	Ablution Taps	One in each W.C	One in each W.C
3.	Wash Basins	One for every 25 persons or part thereof	One for every 100 persons or part thereof
4.	Baths with Shower	One for each floor	One for each floor
5.	Bed pan washing sink	--	--
6.	Cleaners Sinks	One for each floor minimum	One per each floor minimum
7.	Kitchen sinks & dish Washer(Where Kitchen is provided)	One for each floor	One for each floor
8.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 Persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%	--

Table- 11
SANITATION REQUIREMENTS FOR INSTITUTIONAL
(MEDICAL) OCCUPANCIES (STAFF QUARTERS AND
HOSTELS)

Sl.No.	Sanitary Unit	Doctor's Dormitories		Nurses Hostel
		For Male Staff	For Female staff	
1.	Water Closet(W.C)	One for 4 persons	One for 4 persons	One for 4 persons or part thereof
2.	Ablution Taps	One in each W.C	One in each W.C	One in each W.C
3.	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4.	Baths (with Shower)	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for every 4 persons or part thereof
5.	Cleaners Sinks	One per floor minimum	One per floor minimum	One per floor minimum

Table – 12
SANITATION REQUIREMENTS FOR GOVERNMENT AND
PUBLIC BUSNISS OCCUPANCY AND OFFICES

Sl.No.	Sanitary Unit	For Males	For Females
1.	Water Closet (W.C)	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2.	Ablution Taps	One in each W.C	One in each W.C
3.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70persons 4 for 71-100 persons From 101 to 200 Persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%,	--
4.	Wash Basins	One for every 25 persons or part thereof	One for every 15 persons or part thereof
5.	Drinking Water Fountains	One for every 100 persons with a minimum of one on each floor	--
6.	Bath	Preferably one on each floor	Preferably one on each floor
7.	Cleaners Sink	One per floor minimum; preferably in or adjacent to sanitary rooms.	--

Note: One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

Table – 13
SANITATION REQUIREMENTS FOR RESIDENCES

Sl.No.	Sanitary Unit	For Males	For Females
1.	Bath Room	One provided with water tap	One for every two tenement
2.	Water Closet (W.C)	One	One for every two tenement
3.	Sink (or Nahani) in the floor	One	--
4.	Water Tap	One	One with drainage arrangement in each tenement One in common bath rooms and common water closet.

Note: *Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.*

Table- 14

SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS (CINEMA, THEATERS, AUDITORIA, ETC.)

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1.	Water Closet	One per 100 persons upto 400 persons; for over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One per 100 persons upto 200 persons; for over 200 persons, add at the rate of 1 per 100 persons or part thereof.	One for 15 persons. Two for 16-35 persons	One for 1-12 persons. Two for 13-25 persons
2.	Ablution Taps	One in each W.C	One in each W.C	One in each W.C	One in each W.C
3.	Urinals	One for 50 persons or part thereof	—	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	—
4.	Wash Basins	One for 200 persons or part thereof	One for 200 persons or part thereof	One for 1-15 Two for 16-35	One for 1-12 persons Two for 13-25 persons
5.	Drinking Water Fountain	One per 100 persons or part thereof			

Note: *i) One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.
ii) It may be assumed that two thirds of the number are males and one third females.*

Table- 15
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS (ART, GALLERIES, LIBRARIES, AND MUSEUMS)

Sl.No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1.	Water Closet	One per 200 persons upto 400 persons; for over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One per 100 persons upto 200 persons; for over 200 persons, add at the rate of 1 per 100 persons or part thereof.	One for 15 persons. Two for 16-35 persons	One for 1-12 persons. Two for 13-25 persons
2.	Ablution Taps	One in each W.C	One in each W.C	One in each W.C	One in each W.C
3.	Urinals	One for 50 persons or part thereof	—	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	--
4.	Wash Basins	One for every 200 persons or part thereof For over 200 persons, add at the rate of 1 per 150 persons or part thereof	One for every 200 persons or part thereof For over 200 persons, add at the rate of 1 per 150 persons or part thereof	One for 1-15 persons Two for 16-35	One for 1-12 persons Two for 13-25 persons
5.	Cleaner's Sink	One per floor, minimum			
6.	Drinking Water	One per 100 persons or part thereof			

***Note:** It may be assumed that two thirds of the numbers are males and one third females.*

Table - 16
SANITATION REQUIREMENTS FOR RESTAURANT

Sl.No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1.	Water Closet (W.C.)	One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof	One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof	1 for 15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons.	1 per 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100. persons.
2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	One for 50 persons for part thereof	-	Nil upto 6 persons. 1 for 7-20 Persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons	--
4.	Wash Basins	One for every water closet			
5.	Kitchen Sinks & Dish Washer	One per each Kitchen			
6.	Service Sink	One in the restaurant			

Note- i) It may be assumed that two thirds of the numbers are males and one-third females.
ii) One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinal.

Table -17
SANITATION REQUIREMENTS FOR FACTORIES

Sl.No.	Sanitary Unit	For Male Personnel	For female Personnel
1	Water Closet	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons For 101 to 200 persons Add at rate of 3%. From over 200 persons, add at the rate of 2.5%	1 for 1-12 persons 1 for 13-25 persons 2 for 26-40 persons 3 for 41-57 persons 4 for 58-77 persons 5 for 78-100 persons For 101 to 200 persons Add at the rate of 5% From over 200 persons Add at the rate of 4%
2.	Ablution Taps	One in each W.C.	One in each W.C.
3.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 20 the rate of 3% for over 200 Persons add at the rate of 2.5%	
4	Washing Taps with draining arrangement	One for every 25 persons or part thereof	
5.	Drinking Water Fountains	One for every 100 persons with a minimum one on each floor	
6	Baths preferably showers	As required for particular trade or occupation	

Note:

- 1) For many trades of a dirty or dangerous character, more extensive provisions are required.*
- ii) One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinal.*
- iii) Crèches where provided shall be fitted with water closets (One for 10 persons or part thereof), wash basins(1 for 15 persons or part thereof) and drinking water tap with drinking arrangement for every 50 persons or part thereof*

Table -18
SANITARY REQUIREMENTS FOR LARGE STATIONS
AND AIRPORTS

Sl.No.	Place	W.C.for Males	W.C. for Females	Urinals for Males only
1	Junctions Stations, Intermediate Stations and Substations	3 for first 1000 persons and 1 for subsequent 1000 persons or part thereof	4 for first 100 persons and 1 for every additional 1000 persons or part thereof	4 for every 1000 persons and 1 for every additional 1000 persons or part thereof.
2	Terminal Stations and Bus Terminals	4 for first 1000 persons and 1 for every additional 1000 persons or part thereof.	5 for every 1000 person and 1 for every additional 200 persons or part thereof	6 for every 1000 person and 1 for every additional 1000 persons or part thereof.
3.	Domestic Airports Minimum For 200 Persons For 400 persons For 600 Persons For 800 Persons For 1000 Persons	2* 5 9 12 16 18	4* 8 15 20 26 29	2* 6 12 16 20 22
4	Internal Airports For 200 Persons For 600 Persons For 1000 Persons	6 12 18	10 20 29	8 16 22

Note: 1. Provision for wash basins, baths including shower stalls, shall be in accordance with part ix section 2- Drainage and Sanitation of National Building Code of India.

2. At least one Indian style water closet shall be provided in each toilet. Assume 2/3 males and 1/3 females in any area.

Notes for general guidance for water supply arrangements:

1. For new construction: Provision shall be made for under ground tank for the storage of water, having capacity of 200 liters. per person with adequate pumping arrangements to supply water to upper floors. Filtered water connection will be allowed only for use of drinking and bathing needs. For other purposes i.e. flushing and gardening etc. the individual shall be required to have own arrangements of tube well water within the premises. While according sanction to Layout Plan, the Authority shall make a special mention that provision for space

- shall be kept for the construction of underground reservoir of adequate capacity along with booster pumping station.*
2. *Arrangement as given in 1 above shall also be provided in Group Housing Schemes.*
 3. *The plumbing arrangement in case of new constructions shall be made in a way that the potable water shall be used for drinking, cooling & bathing only and for rest of the uses, provision for ground water can be made with dual piping system.*
 4. *Low capacity cistern should preferably be provided instead of normal 12.5 litres capacity.*
 5. *Rain Water Harvesting: Water harvesting through storing of water runoff including rainwater in all new buildings on plots of 300 sq. m. and above will be mandatory. The plans submitted to the Authority shall indicate the system of storm water drainage along with points of collection of rain water in surface reservoirs or in recharge wells.*
 6. *All building having a minimum discharge of 10,000 litres and above per day shall incorporate waste water recycling system. The recycled water should be used for horticultural purposes.*
- 3. Installation of Solar Assisted Water Heating System in Buildings:** No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:-
- Hospitals and Nursing Home
 - Hotels, Lodges, and Guest Houses, Group Housing with the plot area of 4000sq.m.
 - Hostels of Schools, Colleges, and Training Centers with more than 100 Students.
 - Barracks of armed forces, paramilitary forces and police
 - Individual residential buildings having more than 150 sq.m plinth area
 - Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
 - Community Centers, Banquet Halls, Barat Ghars, Kalayana Mandaps and buildings for similar use.

A. Definitions

i)	“Solar Assisted Water Heating System	A device to heat water using solar energy as heat source.
ii)	“Auxiliary back up”	Electricity operated or fuel fired boilers /systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.
iii)	“New Building”	Such building of above said categories for which construction plans have been submitted to the Authority for clearance.
iv)	“Existing building”	Such buildings, which are licensed to perform their respective business.

B. Guidelines for Installation of Solar Water Heating System

- i. New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sq.m. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.
- ii. Existing Buildings:** Installation of Solar Assisted Water Heating Systems in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.
- iii. Capacity:** The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local body. The recommended minimum capacity shall not be less than 25 lt. per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- iv. Specifications:** Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.
- v. Auxiliary Systems:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity may be provided.

4. Fire Protection and Fire Safety Requirements:

(1) **Scope :** This part covers the requirements of the fire protection for the multi-storeyed buildings (high rise buildings) and the buildings, which are of 15 m. and above in height and low occupancies of categories such as Assembly, Institutional, Educational (more than two storeyed and built up area exceeds 500 sq. m.), Business (where plot area exceeds 500 sq. m), Mercantile (where aggregate covered area exceeds 750 sq m), Hotel, Hospital, Nursing Homes, Underground Complexes, Industrial storage, Meeting/Banquet Halls, Hazardous Occupancies.

(2) Procedure of Clearance from Fire Service

- A.** The concerned Authority shall refer the building plans to the Chief Fire Officer for obtaining clearance in respect of building identified in clause 8.1 of these 73.1

- B. The Authority shall furnish three sets of complete building plans along with prescribed fee to the Chief Fire Officer, after ensuring that the proposals are in line with Master Plan/Zonal Plan of the area.
- C. The plans shall be clearly marked and indicate the complete fire protection arrangements and means of access/escape for the proposed building with suitable legend along with standard signs and licensed Fire Consultant/Architect. The information regarding fire safety measures shall be furnished.
- D. The Chief Fire Officer shall examine these plans to ensure that they are in accordance with the provisions of fire safety and means of Escape as per these bye-laws and shall forward two sets of plans duly signed for implementation to the building sanctioning Authority.
- E. After completion of fire fighting installations as approved and duly tested and certified by the licensed Fire consultant/Architect, the Owner/Builder of the building shall approach the Chief Fire Officer through the concerned Authority for obtaining clearance from fire safety means of escape point of view. The concerned Authority shall ensure that clearance from Chief Fire Officer has been obtained for the building identified before granting the completion certificate.
- F. On receipt of the above request, the Chief Fire Officer shall issue the No Objection Certificate from fire safety and means of escape point of view after satisfying himself that the entire fire protection measures are implemented and functional as per approved plans.
- G. Any deficiencies observed during the course of inspection shall be communicated to the Authority for rectification and a copy of the same shall be forwarded to the concerned building owner/builder.

(3) Renewal of Fire Clearance

On the basis of undertaking given by the Fire Consultant/Architect, the Chief Fire Officer shall renew the fire clearance in respect of the following buildings on annual basis :

- A. Public entertainment and assembly
- B. Hospitals
- C. Hotels
- D. Under ground shopping complex
- E. Such other occupancies as decided by the Authority

(4) Fee

For augmentation of fire service facilities for effecting rescue/fire fighting operation in high rise building, fee payable to Chief Fire Officer by the applicant(s) along with sets of plans for obtaining the No Objection Certificate shall be as prescribed by the Rourkela Development Authority.

(5) Fire Consultant

The Architect of the project will be responsible for making provisions for fire protection and fire fighting measure as provided and for that he may consult an expert in this field, as in case of other professionals for structural, sanitary and others.

(6) Terminology

All the technical terms shall have the meaning as defined in National Building Code of India, 2005 Part – IV, Fire Protection as amended from time to time but for the terms which are defined otherwise in these Regulations.

(7) General

The Chief Fire Officer may insist on suitable provisions in the building from fire safety and means of escape point of view depending on the occupancy, height or on account of new developments creating special fire hazard, in addition to the provision of these building Regulations and part IV (Fire protection) of National Building Code of India, 2005.

(8) Means of Access

The following provisions of means of access shall be applicable.

- A. Provision of Exterior open spaces around the building
 - i. The set backs of the respective building shall be as per Master Plan, detailed Layout Plan, general Development Plan.
 - ii. For multi-storied buildings identified the provision of exterior open spaces around the buildings shall be as give in Table.

TABLE – 19:
PROVISION OF EXTERIOR OPEN SPACES AROUND THE BUILDINGS

Sl. No.	Height of the Building Upto (m)	Exterior open spaces to be left out on all sides in m. (front, rear and sides in each plot)
1	10	As per prescribed set back
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 and above	16

Note : *On sides where no habitable rooms face, a minimum space of 9.00 m. shall be left for heights above 27.0 m.*

iii. In case of multi storied buildings the exterior open space around a building shall be of hard surface capable of taking load of fire engine weighing upto 45 tones.

(9) Exit Requirement

A. Types of Exits:

- i. Exits shall be either horizontal or vertical type. An exit may be doorway, corridor, and passage to an internal staircase or external staircase, ramp or a verandah and/or terraces that have access to the street or to roof of a building. An exit may also include horizontal exit leading to an adjoining building at the same level.
- ii. Lifts escalators and revolving doors shall not be considered as exits.

B. Number of Size of Exits:

The requisite number and size of various exits shall be provided, based on the occupants in each room and floor based on the occupant load, capacity of exits, travel distance, and height of buildings as per one above.

C. Arrangements of Exits:

- i. Exits shall be so located so that the travel distance on the floor shall not exceed 22.50 m. for residential, educational, institutional, and hazardous occupancies and 30.0 m. for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.
- ii. The travel distance to an exit from the remote point shall not exceed half the distance as stated above except in the case of institutional occupancy in which case it shall not exceed 6.0m.

D. Capacity of Exit:

The capacity of exits (staircase, ramps and doorways) indicating the number of persons which could be safely evacuated through a unit exit width of 50 cm shall be given below:

TABLE – 20
OCCUPANTS PER UNIT EXIT WIDTH

Sl. No.	Group of Occupancy	Number of occupants		
		Staircase	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

E. Staircase Requirements:

There shall be minimum of two staircase and one of them shall be enclosed stairway and the other shall be on the external walls shall of the building and shall open directly to the exterior, interior open space or to any open place of safety. Single staircase may be accepted for educational, business or apartment buildings where floor area does not exceed 300 sq. m. and height of the building does not exceed 24m. and other requirements of occupant load , travel distance and width of staircase shall meet the requirement .

The single staircase in such case shall be on the outer wall of the building.

F. Minimum Width Provisions for Stairways:

The following minimum width provisions shall be made for each stairway.

i.	Residential low rise building	0.9 m.
ii.	Other residential building e.g flats	1.25 m.
iii.	hostels, group housing, guest houses etc.	1.25 m.
iv.	Assembly buildings like Auditorium, theatres and cinemas	2.0 m
v.	All other buildings including hotels	1.5 m.
vi.	Institutional building like hospitals	2.0 m.
vii.	Educational building like School, colleges	1.5 m.

G. The minimum width provisions for Passengers/Corridors:

The following minimum width provisions shall be made for each passage way/corridor.

i.	Residential buildings, dwelling unit type	1.0 m.
ii.	Residential buildings, e.g, hostels, etc.	1.25 m.
iii.	Assembly buildings like auditorium theatres and cinemas	2.0 m.
iv.	All other buildings including hotels	1.5 m.
v.	Hospital, Nursing Homes, etc.	2.4 m.

H. Doorways:

- i. Every doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passageway providing continuous and protected means of egress.
- ii. No exit doorways shall be less than 1 m. in width and 1.5 m. in case of hospital and ward block. Doorways shall not less than 2.10 m. in height. Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit, No door when opened shall reduce the required width of stairway or landing to less than 1m.. Overhead or sliding door shall not be installed.

Exit door shall not open immediately upon a flight or stairs.
A landings equal to at least, the width of the door shall be provided in the stairway at each doorway. Level of landings shall be the same as that of the floor, which it serves.

Exit doorways shall be open able from the side, which they serve without the use of a key.

Revoking doors shall not be allowed.

J. Stairways:

- i. Interior stairs shall be constructed of non-combustible material throughout.
- ii. Interior stairs shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- iii. A staircase shall not be arranged round a lift shaft for buildings 15.0 m. and above height. The staircase location shall be to the satisfaction of Chief Fire Officer.
- iv. Hollow combustible construction shall not be permitted.
- v. The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential high-rise buildings. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping. Winders shall be allowed in residential buildings provided they are not at the head of a downward flight.
- vi. The maximum height of riser shall be 19 cm. in the case of residential high rise buildings and 15 cm in the case of other buildings. These shall be limited to 13 per flight.
- vii. Handrails shall be provided with a minimum height of 1m. from the center of the tread.
- viii. The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.10m.
- ix. For building more than 24 m. in height, access to main staircase shall be through a lobby created by double door of one hour fire rating. One of the doors will be fixed in the wall of the staircase and other after the lobby.
- x. No living space, store, or other fire risk shall open directly into the staircase or staircases.
- xi. External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form draught lobby.
- xii. The main staircase and fire escape staircase shall be continuous from ground floor to the terrace level.

- xiii. No electrical shafts/AC ducts or gas pipe etc. shall pass through the staircase. Lift shall not open in staircase landing.
- xiv. No combustible material shall be used for decoration/wall paneling in the staircase.
- xv. Beams/columns and other building features shall not reduce the head room/width of the staircase.
- xvi. The exit sign with arrow indicating the way to the escape route shall be provided at a suitable height from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking sign should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor-indicating boards indicating the number of the floor.
- xvii. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.2 m. x 0.5 m.
- xviii. Individual floors shall be prominently indicated on the wall facing the staircase.
- xix. In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. However, the second staircase may lead to basement levels provided the same is separated at ground level either by ventilated lobby with discharge points at two different through enclosures.

K. Fire Escapes or External Stairs:

- i. Fire escapes shall not be taken into account while calculating the number of staircase for a building.
- ii. All fire escapes shall be directly connected to the ground.
- iii. Entrance to the fire escape shall be separate and remote from internal staircase.
- iv. The route to fire escape shall be free of obstructions at all times except the doorway leading to the fire escape which shall have the required fire resistance.
- v. Fire escape stairs shall be constructed of non-combustible materials.
- vi. Fire escape stairs shall have straight flight not less than 125 cm wide with 25 cm trades and risers not more than 19 cm.
- vii. Handrails shall be at a height not less than 1m.
- viii. Fire escape staircase in the mercantile, business, assembly, hotel buildings above 24 m. height shall be a fire tower and in such a case width of the same shall not be less than the

width of the main staircase. No combustible material shall be allowed in the fire tower.

L. Spiral Stairs

- i. The use of spiral staircase shall be limited to low occupant load and to building height 9 m.
- ii. A spiral stair shall not be less than 1.5 m. in diameter and shall be designed to give the adequate headroom.

M. Staircase Enclosures

- i. The external enclosing walls of the staircase shall be of the brick or the R.C.C constructions having fire resistance of not less than two hours. All enclosed staircases shall have access through self-closing door of one-hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with the direction of the escape. The door shall be fitted with the check action door closers.
- ii. The staircase enclosures on the external wall of the building shall be ventilated to the atmosphere at each landing.
- iii. Permanent vent at the top equal to the 5% of the cross sectional area of the enclosure and openable sashes at each floor level with area equal to 1 to 15% of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 m. above the surroundings roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive of 5-m.m w.g by electrically operated blower/blowers shall be maintained.
- iv. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

N. Ramps

- i. Ramps of slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of all required stairways as to enclosure capacity and limiting dimensions. Larger slopes than 1 in 8. for all slopes exceeding 1 in 10 and where the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slipping material.

- ii. The minimum width of the ramps in the Hospitals shall be 2.4 m. and in the basement using car parking shall be 6.0m.
- iii. Handrails shall be provided on both sides of the ramp.
- iv. Ramp shall lead directly to outside open space at ground level or courtyards of the safe place.
- v. For building above 24.0 m. in height, access o ramps from any floor of the building shall be through smoke fire check door.
- vi. In case of nursing homes, hospitals etc. area exceeding 300 sq m. at each floor one of the exit facility shall be a ramp of not less than 2.4 m. in width.

(10) Provisions of Lifts

- A. Provisions of the lifts shall be made for all multi-storyed building having a height of 15.0 m. and above.
- B. All the floors shall be accessible 24 hrs. by the lift. The lift provided in the buildings shall not be considered as a means of escape in case of emergency.
- C. Grounding switch at ground floor level to enable the fire service to ground the lift car in case of emergency shall also be provided.
- D. The lift machine room shall be separate and no other machinery shall be installed in it.
- E.

i. LIFT ENCLOSURE/LIFT

General requirements shall be as follows

- a. Walls of lift enclosures shall have a fire rating of two hours. Lift shafts shall have a vent at the top of area not less than 0.2 sq.m..
- b. Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c. Landing door in lift enclosures shall have a fire resistance of not less than one hour.
- d. The number of lifts in one lift bank shall not exceed four. A wall of two hours fire rating shall separate individual shafts in bank.
- e. Lift car door shall have a fire resistance rating of 1 hour.
- f. For buildings 15.0 m. and above in height, collapsible gates shall not be permitted for lifts and solid doors with fire resistance of at least one hour shall be provided.

- g. If the shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm/sprinkler system and if shall be possible to operate this mechanically also.
- h. Exit from the lift lobby, if located in the core of the building, shall be through a self-closing fire smoke check door of one-hour fire resistance.
- i. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall pressurized as in (g) with self closing door as in (h).
- j. Grounding switch (es), at ground floor level shall be provided to enable the fire service to ground the lifts.
- k. Telephone/ talk back communication facilities may be provided in lift cars for communication system and lifts shall be connected to the fire control room of the building.
- l. Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used

ii. FIRE LIFT

Following requirements shall apply for a fire lift in addition to above requirements:

- a) To enable fire service personnel to reach the upper floors with the minimum delay, one or more of the lifts shall be designed so as to be available for the exclusive use of the fireman in an emergency and be directly accessible to every dwelling / settable floor space on each floor.
- b) The lift shall have a floor area of not less than 1.4 sq.mt. It shall have a loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire i.e. within a lift shaft. Lights and fans in the elevator having wooden paneling or sheet steel construction shall be operated on 24-volt supply.
- d) In case of failure of normal electric supply, it shall automatically switchover to the alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift

should be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.

- e) The operation of a fire lift shall be by a single toggle of two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- f) The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- g) The speed of the fire lift shall be such that it can reach to the top floor from ground level within one minute.

(11) Basement

As provided in the Regulations.

A. Requirements

- i The access to the basement shall be either from the main or alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line the subject to the provisions of the (iv).
- ii. In case of basement for office, sufficient number of exit ways and access ways shall be provided with a travel distance not more than 15.0 m. The travel distance in case of dead-end shall be 7.5 m.
- iii. The basement shall be partitioned and in no case compartment shall be more than 500 sq.m. and less than 50 sq.m. area except parking. Each compartment shall have ventilation standards as laid down in Bye-laws separately and independently. The partition shall be made in consultation with Chief-Fire Officer.
- iv. The first Basement (immediately below ground level) can be used for services/ parking/others permissible services. Lower basement, if provided, shall exclusively be used for car parking only.
- v. Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable starboard lights or pavements lights or by way of shafts. Alternatively a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling level. Inlets and extracts may be terminated at ground level with starboard or pavement lights. Ducts to convey fresh air to the basement floor level are to be laid. Starboard and pavements lights should be in positions easily accessible to the

fireman and clearly marked “SMOKE OUTLET” or AIR INLET” with an indication of area served at near the opening.

- vi. The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such position that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stories of the building and shall communicate with basement through a lobby provided with fire resisting self closing door of one hour rating in case of basement being used as car parking only, the travel distance shall be 45 m.
- vii. In multi-storied basements, intake duct may serve all basements levels, but each basement and basement compartment shall have separate smoke outlet duct or ducts. Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of smoke, heat sensitive detectors/sprinkles, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start manually.
- viii. Mechanical extractors shall have an internal locking arrangement so that extractors shall continue to operate and supply fans shall stop automatically actuation of fire detectors. Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, only 30 air changes or any other convenient factor can be maintained.
- ix. Mechanical extractors shall have an alternate source of power supply.
- x. Ventilating ducts shall be integrated with the structures and made out of brick masonry or RCC as far as possible and when this duct crosses the transformer area of electrical switchboard, fire dampers shall be provided.
- xi. Kitchen working on gas fuel shall not be permitted in basement / sub-basement.
- xii. If cutouts are provided from basements to the upper floors or to the atmosphere, all side cutout openings in the basements shall be protected by sprinkler heads at closed spacing so as to form a water curtain in the event of a fire.
- xiii. Dewatering pump shall be provided in all basements.

(12) Provision of Helipad:

All high-rise buildings 50 m. and above shall have provision for a Helipad on the terrace. The same shall be approved by the Authority.

(13) Service Ducts / Refuge Chute :

- A. Service duct shall be enclosed by walls and door, if any, of 2 hours fire rating. If ducts are larger than 10 sq.m. the floor should seal them, but suitable opening for the pipes to pass through shall be provided with the gaps sealed.
- B. A vent opening at the top of the service shafts shall be provided between one-fourth and one-half of the area of the shaft. Refuge chutes shall have an outlet at least of wall of non-combustible material with fire resistance of not less than two hours. They shall not be located within the staircase enclosure or service shafts or air-conditioning shafts. Inspection panel and door shall be tight fitting with 1 hour fire resistance; the chutes should be as far away as possible from exits.
- C. Refuge chutes shall not be provided in staircase walls and A/C shafts etc.

(14) Electrical Services

Electrical services shall conform to the following:

- A. The Electric distribution cables/wiring shall be laid in a separate duct shall be sealed at every floor with non-combustible material having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.
- B. Water mains, telephone wires, inter-com lines, gas pipes or any other service lines shall not be laid in ducts for electric cables.
- C. Separate conduits for water pump, lifts, staircases and corridor lighting and blowers for pressuring system shall be directly from the main switch panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Master switches controlling essential service circuits shall be clearly labeled.
- D. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having fire resistance of not less than 1 hour.
- E. Medium and low voltage wiring running in shaft, and within false ceiling shall run in metal conduits. Any 240 voltage wiring for lighting or other services, above false ceiling should have 660V grade insulation. The false ceiling including all fixtures used for its suspension shall be of non-combustible material.
- F. An independent and well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electrical supply from the licenses service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 1 hour.
- G. MCB and ELCB shall be provided for electrical circuit.

(15) Staircase and Corridor Lights

The staircase and corridor lighting shall be on separate circuits and shall be Independently connected so that it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any it should be of miniature circuits breaker type of switch so as to avoid replacement of fuse in case of emergency.

- A. Staircase and corridor and lighting shall also be connected to alternate source of power supply.
- B. Suitable arrangement shall be made by installing double throw switches to ensure that lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- C. Emergency lights shall be provided in the staircase & corridor.

(16) A. Air-Conditioning

- i. Air-conditioning system should be installed and maintained so as to minimize the danger of spread of fire, smoke or fumes thereby from one floor of fire area to another or from outside into any occupied building or structures.
- ii. Air-Conditioning systems circulating air to more than one floor area should be provided with dampers designed to close automatically in case of fire and thereby prevent spread of fire or smoke. Such a system should also be provided with automatic controls to stop fans in case of fire, unless arranged to remove smoke from a fire, in which case these should be designed to remain in operation.
- iii. Air-conditioning system serving large places of assembly (over one thousand persons), large departmental stores, or hostels with over 100 rooms in a single block should be provided with effective means for preventing circulation of smoke through the system in the case of fire in air filters or from other sources drawn into the system even through there is insufficient heat to actuate heat smoke sensitive devices controlling fans or dampers. Such means shall consist of approved effective smoke sensitive controls.

B. Air-Conditioning Should Conform To The Following:

- i. Escape routes like staircase, common corridors, lift lobbies; etc should not be used as return air passage,
- ii. The ducting should be constructed of metal in accordance with BIS 655:1963
- iii. Wherever the ducts pass through fire walls or floor, the opening around the ducts should be sealed with fire resisting material of same rating as of walls/floors.
- iv. Metallic ducts should be used even for the return air instead of space above the false ceiling.
- v. The material used for insulating the duct system (inside or outside) should be of flame resistant (IS 4355: 1977) and non-conductor of heat.
- vi. Area more than 750' sq m. on individual floor should be segregated by a firewall and automatic fire dampers for isolation should be provided.
- vii. In case of more than one floor, arrangement by way of automatic fire dampers for isolating the ducting at every floor from the floor should be made. Where plenums used for return air passage, ceiling and its features and air filters of the panels should be provided in the main trenching. No combustible material should be fixed nearer than 15 cm. to any duct unless such ducting is properly enclosed and protected with flame resistant material.
- viii. In case of buildings more than 24 m. in height, in non-ventilated lobbies, corridors, smoke extraction shaft should be provided.

D. Fire Dampers

- i. These shall be located in air ducts and return air ducts/passages at the following points:
 - At the fire separation wall.
 - Where ducts/passages enter the central vertical shaft.
 - Where the ducts pass through floors.
 - At the inlet of supply air duct and the return air duct of each compartment on every floor.
- ii. The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided.
- iii. For blowers, where extraction system and dust accumulators are used, dampers shall be provided.
- iv. Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m. in height. For apartment houses in non-

ventilated lobbies/corridor operated by detection system and manual control/sprinkler system.

- v. Automatic fire dampers shall be so arranged so as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link.

(17) Boiler Room

Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler/boiler room.

- A. The boiler shall not be allowed in sub-basement, but may be allowed in the basement away from the escape routes.
- B. The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pits shall be provided at the low level.
- C. Entry to this shall be provided with a composite door of 2 hours fire resistance.
- D. The boiler room shall be provided with fresh air inlets and smoke exhaust directly to the atmosphere.
- E. The furnace oil tank for the boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A cube of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- F. Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

(18) Alternate Source of Electric Supply

A stand by electric generator shall be installed to supply power to staircase and corridor lighting system circuits, lifts detection system, fire pumps, pressurization fans and bowlers, P.A system, exit sign, smoke extraction system, in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously.

If the standby pump is driven by diesel engine, the generator supply need not be connected to the standby pump. The generator shall be automatic in operation.

(19) A. Safety Measure in Electric Sub-station

- i. Clear independent approach to the sub-station from outside the building shall be made available round the clock.
- ii. The approaches/corridors to the sub-station area shall be kept clear for movement of men and material at all times.
- iii. The sub-station space is required to be provided with proper internal lighting arrangements
- iv. In addition to natural ventilation proper ventilation to the sub-station area is to be provided by grill shutters and exhaust fans at suitable places so as to discharge all smoke from the sub-station without delay in case of fire so that sub-station operations can be carried out expeditiously.
- v. Cable trenches of 0.6 m. X 0.6 m. dummy floor of 0.6mt.depth shall be provided to facilitate laying of cable inside the building for connecting to the equipment.
- vi. Steel shutters of 2.5 m. x 2.5 m. with suitable grills shall be provided for transformers and sub-station room.
- vii. The floor of the sub-station should be capable of carrying 10 tons of transformer weight on wheels.
- viii. Built up sub-station space is to be provided free of cost.
- ix. Sub-station space should be clear from any water, sewer, air conditioning, and gas pipe or telephone services. No other service should pass through the substation space or the cable trenches.
- x. Proper ramp with suitable slope may be provided for loading and unloading of the equipment and proper approach shall be provided.
- xi. RCC pipes at suitable places as required shall be provided for the entries to the substation space and making suitable arrangement for non-ingress of water through these pipes.
- xii. The substation space is to be provided in the approved/sanctioned covered area of the building.
- xiii. Any other alteration/modification required while erection of the equipment will be made by the owner/builder at sites as per requirement.
- xiv. Adequate arrangement for fixing chain pulley block above the fixing be available for load of 15 tons.

- xv. Provision shall be kept for the sumps so as to accommodate complete volume of transformer oil, which can spillover in the event of explosion of the transformer in the basement of the building. Sufficient arrangement should exist to avoid fire in the sub-station building from spread of oil from the slumps.
- xvi. Arrangement shall be made for the provision of fire retardant cable so as to avoid chances of spread of fire in the sub-station building.
- xvii. Sufficient pumping arrangement should exist for pumping the water out, in case of fire so as to ensure minimum loss to the switchgear and transformer.
- xviii. No combustible material shall be stacked inside the substation premises or the vicinity to avoid chances of fire.
- xix. It should be made mandatory that the promoters of the multistoried building should get substation premises inspected once a year to get their license revalidated for the provision of electric supply from electricity board so that suitable action can be taken against the owner/builder in case of non implementation.
- xx. The sub-station must not be located below the 1st basement and above the ground floor.
- xxi. The substation space should be totally segregated from the other areas of the basement by fire resisting wall. The ramp should have a slope of 1:10 with entry from ground level. The entire substation space including the entrance at ground floor be handed over to the licensee of electricity free of cost and rent.
- xxii. The substation area shall have a clear height of 3.6 m. below beams. Further the sub-station area will have level above the rest of basement level by 0.6 m.
- xxiii. It is to be ensure that the sub-station area is free of seepage /leakage of water.
- xxiv. The licensee of electricity will have the power to disconnect the supply of the building in case of violation of any of the above points.
- xxv. Electric sub-station ensure must be completely segregated with four hours fire rating wall from remaining part of basement.
- xxvi. The sub-station should be located on periphery/sub basement and (not above ground floor).
- xxvii. Additional exit shall be provided if travel distance from farthest corner to ramp is more than 15 m.

- xxviii. Perfect independent vent system @ 30 air changes per hour linked with detection as well as automatic high velocity water spray system shall be provided.
- xxix. All the transformers shall be protected with high velocity water spray system/Nitrogen injection system carbon Dioxide total flooding system in case of oil filled transformer. In addition to this, manual control of auto high velocity spray system for individual transformers shall be located outside the building at ground floor.
- xxx. Suitable arrangement for pump house, water storage tanks with main electrical pump and a diesel –operated pump shall be made if no such arrangement is provided in the building. In case the water pumping facilities are existing in the building for sprinkler system, the same should however be utilized for high velocity water spray system. Alternatively automatic CO2 total flooding system shall be provided with manual controls outside the electric sub-station.
- xxxi. System shall have facility to give an audio alarm in the basement as well as at the control room.
- xxxii. Fire control room shall be manned round the clock.
- xxxiii. The electric sub-station shall have electric supply from alternative source for operation of vent system lighting arrangements.
- xxxiv. Cable trenches shall be filled with sand
- xxxv. Party walls shall be provided between two transformers as per the rules.
- xxxvi. Electric control panel shall be segregated.
- xxxvii. Exits from basement electric substation shall have self closing fire smoke check doors of 2-hours fire rating near entry to ramp.
- xxxviii All openings to lower basement or to ground floor shall be sealed properly.
- xxxix Yearly inspection shall be carried out by electrical load sanctioning authority.
- xl. Ramp to be designed in a manner that in case of fire no smoke should enter the main building.
- Xli Electric sub-station transformer shall have clearance on all side as per BBL/relevant electric rules.

xlvi Other facility shall be as per building bye-laws and relevant electric rules.

xlvii Rising electrical mains shall consist of metal bus bar suitably protected from Safety point of view.

xlviii Dry transformer shall be preferred.

(20) Fire protection requirements

Building shall be planned, designed, and constructed to ensure fire safety and this shall be done in accordance with part-IV Fire and Life Safety of national building Code of India, 2005 unless otherwise specified. In the case of identified buildings the building schemes shall also be cleared by the chief fire officer.

A. First Aid/Fixed Fire Fighting/ Fire Detection Systems And Other Facilities

Provision of fire safety arrangement for different occupancy as indicated below shall be as per NBO code.

- i. Access
- ii. Wet Riser
- iii. Down Comer
- iv. Hose Reel
- v. Automatic Sprinkler System
- vi. Yard Hydrant
- vii. U.G. Tank with Draw of Connection
- viii. Terrace Tanks
- ix. Fire Pump
- x. Terrace Pump
- xi. First Aid Fire Fighting Appliances
- xii. Auto Detection System
- xiii. Manual Operated Electrical Fire Alarm System
- xiv. P.A System with talk back facility
- xv. Emergency Light
- xvi. Auto D.G Set
- xvii. Illuminated Exit Sign
- xviii. Means of Escape
- xix. Compartmentation
- xx. MCB/ELCB
- xxi. Fire Man Switch in Lift
- xxii. Hose Boxes with Delivery Hoses and Branch
- xxiii. Pipes Refuge Area

NOTE:

- 1 *Where more than one riser is required because of large floor area, the quantity of water and pump capacity recommended should be finalized in consultation with Chief Fire Officer.*
- 2 *The above quantity of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use.*
- 3 *A facility to boost up water pressure in the riser directly from the mobile pump shall be provided in the wet riser down comer system with suitable fire service inlets with 2 to 4 numbers of 63 mm inlets for 100-200 mm domain, with check valve and gate valve.*
- 4 *Internal diameter of rubber hose for reel shall be minimum 20 mm. A shut off branch with nozzle of 5 mm. size shall be provided.*
- 5 *Fire pumps shall have positive suction. The pump house shall be adequately ventilated by using normal/ mechanical means. A clear space of 1.0 m. shall be kept in between the pumps and enclosure for easy movement /maintenance. Proper testing facilities and control panel etc. shall be provided.*
- 6 *Unless otherwise specified in Regulations, the fire fighting equipments /installation shall conform to relevant BIS specifications.*
- 7 *In case of mixed occupancy, the fire fighting arrangement shall be made as per the highest class of occupancy.*
- 8 *Requirement of water based first aid fire extinguishers shall be reduced to half if hose reel is provided in the Building.*

(21) Static Water Storage Tank

- A. A satisfactory supply of water exclusively for the purpose of fire fighting shall always be available in the form of underground static storage tank with specified capacity with arrangements of replenishment by town's main or alternative source of supply @1000 liters per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire tenders of the local fire service. Provision of suitable number of manholes shall be made available for inspection repairs and insertion of suction hose etc. The covering slab shall be able to withstand the vehicular load of 45 tonnes in case of high rise and 22 tonnes in case of low rise buildings. A draw off connection shall be provided. The slab need not be strengthened if the static tank is not located in mandatory set-back area.
- B. To prevent stagnation of water in the static water tank, the suction tank of the domestic water supply shall be fed only through an over flow arrangement to maintain the level therein at the minimum specified capacity.
- C. The static water storage tank shall be provided with a fire brigade collecting branching with 4 Nos. 63mm dia instantaneous male inlets arranged in a valve box with a suitable fixed pipe not less than 15 cm dia to discharge water into the tank. This arrangement is not required where down corner is provided.

(22) Automatic Sprinklers

Automatic sprinkler system shall be installed in the following buildings:

- A. All buildings of 24 m. and above in height, except group housing and 45 m. and above in height, except group housing and 45 m. and above in case of apartment/group housing society building.
- B. Hotels below 15 m. in height and above 1000 sq m. built up area at each floor and or if basement is existing.
- C. All hotels, mercantile, and institutional buildings of 15 m. and above.
- D. Mercantile building having basement more than one floor but below 15 m.(floor area not exceeding 750 sq m.)
- E. Underground shopping complex.
- F. Underground car / scooter parking /enclosed car parking.
- G. Basement area 200 sq m. and above.
- H. Any special hazards where the Chief Fire Officer considers it necessary.
- I. For building up to 24 m. in height where automatic sprinkler system is not mandatory as per these Bye-Laws, if provided with sprinkler installation following relaxation may be considered.
 - i. Automatic heat/smoke detection system and M.C.P. need not be insisted upon.
 - ii. The number of fire extinguisher required shall be reduced by half.

(23) Fixed Carbon Di- Oxide / Foam / DCO Water Spray Extinguishing System

Fixed extinguishing installations shall be provided as per the relevant specifications in the premises where use of above extinguishing media is considered necessary by the chief fire officer.

(24) Fire Alarm System

All buildings of 15 m. and above in height shall be equipped with fire alarm system, and also residential buildings (Dwelling House, Boarding House and Hostels) above 24 m height.

- A. All residential buildings like dwelling houses (including flats) boarding houses and hostels shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration their floor area without having to travel more than 22.5 m.
- B. The call boxes shall be of the break glass type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call boxes.
- C. All call boxes shall be wired in a closed circuit to a control panel in a control room, located as per Bye-Laws so that the floor number from where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with capacity of 48 hours

normal working at full load. The battery shall be arranged to be a continuously trickle charged from the electric mains.

- D. The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the floor shall be warned whenever any call box is actuated.
- E. The call boxes shall be so installed that they do not obstruct the exit ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1.5 m from the floor level.
- F. All buildings other than as indicated above shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system.
- G. Automatic detection system shall be installed in accordance with the relevant standard specifications. In buildings where automatic sprinkler system is provided, the automatic detection system may not be insisted upon unless decides otherwise by the Chief Fire Officer.

NOTE: *Several type of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural features of the building where they are to be installed.*

(25) Control Room

There shall be a control room on the entrance floor of the building with communication system (suitable public address system) for all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of fire fighting equipment and installation shall be maintained in control room. The control room shall also have facility to detect the fire on any floor through indicator boards connecting fire detection and alarm system on all floors. The staff in charge of the control room shall be responsible for the maintenance of various services and fire fighting equipment and installation. The control room shall be manned round the clock by trained fire fighting staff.

(26) Fire Drills and Fire Orders

The guidelines for fire drill and evacuation etc. for high-rise building shall be as per Part-IV of National Building Code. All such building shall prepare the fire orders duly approved by the chief fire officer.

(27) A qualified fire officer and trained staff shall be appointed for the following buildings.

- A. All high rise buildings above 30 m. in height where covered area of one floor exceeds 1000 sq m. except apartments / group housing.
- B. All hotels, identified under classification three star and above category by tourism department and all hotels above 15 m. in height with 150 bed capacity or more without star category.

- C. All hospital building of 15 m. and above and having number of beds exceeding 100.
 - D. Underground shopping complex where covered area exceeds 1000 sq. m.
 - E. All high hazard industries.
 - F. Any other risk which Chief Fire Officer considers necessary.
- (28) The lightening protection warning light (red) for high-rise buildings shall be provided in accordance with the relevant standard. The same shall be checked by electrical department.
- (29) **Material Used For Construction Of Building**
- A. Combustible/flammable material shall not be used for partitioning, wall paneling, false ceiling etc. Any material giving out toxic gases/smoke if involved in the fire shall not be used for partitioning of a floor or wall paneling or a false ceiling etc. The surface frames spread of the lining material shall conform to class-I of the standard specification. The framework of the entire false ceiling shall be provided with matelic sections and no wooden framework shall be allowed for paneling/false ceiling.
 - B. Construction features/elements of structures shall conform to National Building Code 2005 and BIS codes.
- (30) **LPG**
- The use of LPG shall not be permitted in the high-rise building except residential/hotel/hostel/kitchen/pantry (if any) and shall be located at the periphery of the building on the ground level.
- (31) **House Keeping**
- A high standard a house keeping shall be insisted upon by all concerned. There must be laxity in this respect. It must be born in mind that fire safety is dependent to large extent upon good housekeeping.

A. Good House – Keeping includes the following:-

- i. Maintaining the entire premises in neat and clean condition.
- ii. Ensuring the rubbish and combustible material are not thrown about or allowed to accumulate, even in small quantity, in any portion of the building. Particular attention must be paid to corners and places hidden from view.
- iii. Providing metal receptacles/waste paper basket (of non-combustible material) at suitable location for disposal of waste. Separate receptacles must be provided for disposal n of cotton rags/waste, wherever it is generated, these must no circumstances be left laying around in any portion of the building.
- iv. Ensuring that receptacles for waste are emptied at regular intervals and the waste removed immediately for safe disposal outside of building.

- v. Ensuring that all doors/fixtures are maintained in good repairs, particular attention must be paid to self - closing fire smoke check doors and automatic fire/doors/rolling shutters.
- vi. Ensuring that self-closing fire/smoke check doors close properly and that the doors are not wedged open.
- vii. Ensuring that the entire structure of the building is maintained in good repairs.
- viii. Ensuring that all the electrical and mechanical service equipment are maintain in good working condition at all times.
- ix. Ensuring that cars / scooters etc. are parked systematically in neat rows. It is advisable to mark parking lines on the ground floor and in basement(s); as applicable inside the building. A parking attendant must ensure that vehicles are parked in an orderly manner and the vehicles do not encroach upon the open space surrounding the building.

B Smoking Restrictions

- i. Smoking shall be prohibited throughout the basement(s) and in all areas where there is a profusion of combustible materials. Easily readable “NO SMOKING” signs must be conspicuously posted at locations where they can catch the eye. Each sign must also include a pictograph. The sign may also be illuminated.
- ii. In all places where smoking is permitted, ashtrays half filled with water, must be placed on each table/at each other suitable locations for safe disposal of spent smoking material. The design of the ashtrays must be such that they cannot easily topple over. If, for any reason, this is not practicable a minimum of one metal bucket or other non-combustible container half filled with water must be provided in each compartment for disposal of spent smoking materials.

C Limiting the Occupant Load in Parking and Other Areas of Basement

Where parking facility is provided in the basement(s) no person other than the floor parking attendant may be allowed to enter the remain in the parking and removal of cars/scooters. Regular offices must not be maintained in the storage /parking area in the basement(s). The stores / go downs must be opened for the limited purpose for keeping or removing stores.

No person other than those on duty may be permitted in the air conditioning plant room(s), HL/LT switch room, transformer compartment, control room pump- house, generator room, stores and records etc.

(32) Fire Prevention

In addition to the measure recommended above, the following fire prevention measure must be implemented when the building is in occupation.

- i. Storage of flammable substances, such as diesel oil, gasoline, motor oils, etc must not be allowed anywhere within the building. The only exception to this rule may be:
 - a. Storage in diesel oil in a properly installed tank in a fire-resisting compartment in the generator room;
 - b. Diesel oil, gasoline, motor oil etc, filled in the vehicle tanks.
- ii. Preparation of tea and warming of food must be prohibited throughout the building
- iii. Where heaters are use during winters, the followings precautions must be taken.
 - a. All heaters, except convector heaters, must be filled with guards.
 - b. Heaters must not be placed in direct contact with or too close to any combustible material.
 - c. Heaters must be kept from curtains to ensure that the latter do not blow over the heater accidentally.
 - d. Heaters must not be left unwanted while they are switched on.
 - e. Defective heaters must be immediately removed from service until they have been repaired and tested for satisfactory performance.
 - f. Use of heaters must prohibit in the entire basement, fire control room and in all weather maker rooms throughout the building. Also in all places where there is profusion of combustible flammable materials.
- iv. Use of candles or other naked light flame must be forbidden throughout the building, except in the offices (for sealing letter only) and kitchen. When candles/ spirit lamps are used for sealing letters/ packers, extreme care must be

- take to ensure that paper does not come in direct contact with the naked flame and the candles/spirit lamps kitchen fires must be extinguished when no longer required.
- v. Fluorescent lights must not be directly above the open file racks in offices/ record rooms. Where this is unavoidable, such lights must be switched on only for as long as they are needed.
 - vi. Filling up of old furniture and other combustible materials such as scrap paper, rags, etc. must not be permitted anywhere in the building. These must be promptly removed from the building.
 - vii. More than one portable electrical appliance must not be connected to any single electrical outlet.
 - viii. Used stencils, ink smeared combustible materials and empty ink tubes must not be allowed to accumulate in rooms/compartments where cyclostyling is done. These must be removed and disposed off regularly.
 - ix. All shutters/doors of main switch panels and compartments/shafts for electrical cables must be kept locked.
 - x. Aisles in record rooms and stores must have a clear uniform width of not less than 1.0 m. Racks must not be placed directly against the wall/partition.
 - xi. In record rooms, offices and stores, a clear space of not less than 30 cm. must be maintained between the top-most stack of stores/records and the lighting fittings.
 - xii. A similar clearance, and at (xi) above must be maintained from fire detectors.
 - xiii. Fire detectors must not be painted under any circumstances and must also be kept from lime/distemper.
 - xiv. Records must not be piled/ dumped on the floor.
 - xv. Welding or use of blow torch shall not be permitted inside the building, except when it is done under strict supervision and in full conformity with the requirements laid down in IS: 3016-1966 code of practice for fire precautions in welding and cutting operation.
 - xvi. Printing ink/oil must not be allowed to remain on the floor; the floor must be maintained in a clean condition at all times.

(33) Occupancy Restrictions

- A.** The premises leased to any party shall be used strictly for the purpose for which they are leased.
- B.** No dangerous trade/practices (including experimenting with dangerous chemicals) shall be carried on in the leased premises;

- C.** No dangerous goods shall be stores within the leased premises.
- D.** The common/public corridor shall not put up any fixtures that may obstruct the passage in the corridor and/or shall not keep any wares, furniture or other articles in the corridor.

- E.** The penalty for contravention of the condition laid down below must be immediate termination of lease and removal of all offending materials.
- F.** Regular inspection and checks must be carried out at frequent intervals to ensure compliance with conditions above.

FORM-I
PART-I
BUILDING PLAN APPLICATION FORM

Form No. _____

Authorized Signature

**APPLICATION FOR PERMISSION FOR DEVELOPMENT OF
BUILDING AND SUB-DIVISION OF LAND UNDER SECTION-16
OF THE ORISSA DEVELOPMENT AUTHORITIES ACT, 1982.**

From:
Name and Address
(in Block letters)
Tel No. _____

For Office use only
Regd. No.
Scrutiny Fee

To

**THE VICE-CHAIRMAN,
ROURKELA DEVELOPMENT AUTHORITY
ROURKELA.**

Madam / Sir,

I / We hereby apply for permission to undertake development and carry out:-

- a. Construction of _____storeyed building.
- b. Re-construction of an existing building.
- c. Alteration / addition to the existing building;
- d. Revalidation / renewal of plan for construction of all _____ storied building;
- e. Sub-division of land
- f. _____ (if any other please specify)
- g. Demolition
- h. _____ (if any other please specify)

In respect of plot No. _____ Khata No. _____ Village _____ of _____ Municipality within the development Plan Area of Rourkela/Sundargarh/Rajgangpur /Biramitrapur. The said land building shall be used for _____ purpose.

I / We enclosed herewith the following plans (7copies in case of privately owned plots / 7 copies in case of Govt. leased Govt. plots) and specifications duly signed by me and Architect / Engineer / Supervisor / Group agency _____ bearing Regd. No. _____ License /Empanelment No. _____ Who has/have prepared the plans, designs etc. and who will supervise the developments. The building parameters checklist prepared by the Technical person is enclosed.

I / We the owner(s) of every part of the land / building to which this application relates, requests permission for the above development may kindly be accorded.

Documents furnished.

- | | |
|--|---------------------------|
| 1. Seven sets of the building plan: | Yes / No / Not applicable |
| 2. Ownership document: | Yes / No / Not applicable |
| 3. Supervision certificate in form-I | Yes/ No / Not applicable |
| 4. Affidavit for peaceful possession of the land : | Yes/ No / Not applicable |
| 5. Structural stability certificate: | Yes/ No / Not applicable |
| 6. NOC from lessee in case of ease hold: | Yes/ No / Not applicable |
| 7. NOC from fire Prevention Officer: | Yes/ No / Not applicable |
| 8. NOC from Airport Authority: | Yes/ No / Not applicable |
| 9. Environmental clearance: | Yes/ No / Not applicable |
| 10. Checklist of the proposed building | Yes/ No / Not applicable |
| 11. Any other certificate / NOC (please specify): | Yes/ No / Not applicable |

Place:

Signature of Owner(s)

Date:

Name of Owner(s)

PART—II

FORM FOR SUPERVISION

I hereby certify that the development / erection / re-erection / demolition or material alteration in / of the building in respect of Plot No.----- khata No.----- village /Mouza----- of_____ Municipality shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with and that the work shall be carried out according to the sanctioned plans.

Signature of

Empanelled/Technical Person

Name of the Technical Person

Address_____

Date:_____

PART – III CHECK LIST

1. Name of the Applicant:
2. Name of the Owner:
3. Name of the Builder/Developer:
4. Ownership documents: Established/Non established
5. As per Document Building Plan Possession

Area:

6. Tenancy:- Lease hold/Free hold/Stitiban.

If lease hold:

- (i) Name of Lessor:
- (ii) Purpose of lease:
- (iii) Duration of lease:

7. Existing off site Physical Infrastructure:

- (a) Road
- (b) Sewerage
- (c) Drainage
- (d) Water facility
- (e) Availability of drain
- (f) Telephone
- (g) Electric

8. Nature of Construction: New
Construction/Reconstruction/Addition/Alteration

9. (i) Amount of fee deposited

- (ii) Covered area on all floors

10

Use applied	Land use in the comprehensive development plan	Whether permissible/not permissible/special consideration

11. (i) Whether first permission/Revised permission/Revalidation_____

- (ii) No of floor(s)_____

12. Contents of Building Plan:

- (i) Site Plan
- (ii) Lay out plan
- (iii) All floor plan
- (iv) Elevations-Front/Rear/Right/Left/Cross section
- (v) Plan of foundation
- (vi) Septic tank and Soak pit
- (vii) Recharging pit
- (viii) Drain Section
- (ix) Area statement
- (x) Schedule of doors and windows

13. Approach road:-

(i) Nature of road

(ii) Width of road:-

As per site /key plan	Site inspection report

(iii) Whether the approach road as shown connected to an existing public road in the site plan_____

(iv) Whether such connection is available in settlement sheets: Yes/No

(v) If private , whether (a) transferred to the Municipality: Yes/No

(a) indicated in the not final settlement plan: Yes/No

(b) mentioned in the ownership document: Yes/No

14. Whether the plot is affected by proposed road/proposed drain/ proposed lake/any other public use_____

15. Whether the plot is within 100 meter/100-300 meter of state/A.S.I. protected monuments_____

16. Whether the plot is within 200 meter radius of Important buildings(i.e. Governor House, Orissa State Secretariat, O.L.A. and official Residence of C.M.)

17. Building Parameters:

Category	Requirement as per norm	Approved building plan	Proposal	Remarks
1	2	3	4	5
Basement/stilt				
Ist floor				
2 nd floor				
3 rd floor				
4 th floor				
Society room				
Front set back				
Rear set back				
Left side set back				
FAR				
Parking				
Height				
No. of dwelling unit				
Population density				
No. of staircase				
No. of lift				
Recharging pit				
Scrutiny fee deposited				
Gates				
Exemptions (i) height (ii) setback (iii) FAR				

18. Whether falls in the Airport funnel zone _____

19. Provision of proposed on site physical infrastructure

(i) Water Supply:-

(ii) Sewerage:-

(iii) Drainage:-

(iv) Electrical Installation:-

20. Clearance/Certificate produced:

RS/RNS/NR

(ii) General Affidavit:-

(iii) Structural Stability Certificate:-

- (iv) Form of Supervision:-
- (v) NOC from Fire Prevention Officer:-
- (vi) NOC from PHED:-
- (vii) Undertakings with regard to quality construction/Water supply/Sewerage/Drainage/Waste disposal/fire fighting
- (viii) Any other (specify)

N:B: (RS: Required and Submitted, RNS: Required not Submitted, NR: Not Required)

21. Involvement of Technical Person & Builder:
- (i) Architect/Engineer :-
 - Name:-
 - C.A.No:-
 - Empanelment No:
 - (ii) Engineer/Structural Engineer:-
 - Name:
 - Empanelment No:
 - (iii) Builder:
 - Name:
 - Empanelment No:
 - (iv) Any other:

Signature of Technical Person

FORM NO. II
ROURKELA DEVELOPMENT AUTHORITY

No. _____ /RDA,Rourkela, Dated: _____

Permission under sub- section (3) of the Section-16 of the Orissa Development Authorities Act, 1982 (Orissa Act, 1982) is hereby granted in favour of;

Smt./ Shri _____ for

- (a) Sub- division of lands
- (b) Institution of change of the use of land or building
- (c) Construction of a _____ building.
- (d) Reconstruction of building.
- (e) Alteration of
- (f) Alteration or additions in the existing building

_____ (Specify) in respect of plot No. _____ Khatta
No. _____ Village/ Mouza _____ of _____
Municipality within the Development Plan Area of _____ Subject
to following additions/restrictions.

- (a) The land / Building shall be used exclusively for _____ purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- (b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- (c) Parking space measuring _____ sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- (d) The land over which construction is proposed is accessible by an approved means of access of _____ m. width.
- (e) The land in question must be in lawful ownership and peaceful possession of the applicant
- (f) The applicant shall free gift _____ m. wide strip of land in further widening of the road to the standard width.
- (g) The permission is valid for period of three years with effect from the date of issue.
- (h) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- (i) Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- (j) Any other conditions.

By order

Authorized Officer
Rourekala Development Authority

Memo No._____/RDA, Rourkela, Dated_____
Copy along with _____ copies of the approved plans to
Smt./ Shri _____.

Authorized Officer
Rourkela Development Authority

Memo No._____/RDA,Rourkela, Dated_____
Copy with a copy approved plan forwarded to the Executive Officer,
Rourkela Municipality/ Rajgangpur Municipality / Biramitrapur Municipality/
Sundargarh Municipality for information .

Authorized Officer
Rourkela Development Authority

Memo No._____/RDA, Rourkela, Dated_____
Copy forwarded to the Director of Town Planning, Orissa,
Bhubaneswar.

Authorized Officer
Rourkela Development Authority

FORM –III

**APPLICATION FOR DRAWING OF ATTENTION SUB-
SECTION (7) OF SECTION -16 OF THE ORISSA
DEVELOPMENT AUTHORITIES ACT, 1982.**

From _____

(Name and address of the applicant in block letters)

To

**THE VICE-CHAIRMAN,
ROURKELA DEVELOPMENT AUTHORITY
ROURKELA.**

Madam / Sir,

I/We do bring to your kind notice that I/We had applied for permission to the Bhubaneswar Development Authority on _____ to undertake development with respect to plot No. _____ Khata No. _____ Village/ Mouza _____ of Municipality within Development Plan Area of _____. My/ Our application was registered vide No. _____ Dated _____. Two months have elapsed since the submission of my/our application and I/we have received any communication with respect to the said application.

Please take notice that if within a further period of one month from the date of receipt of this notice by you non communication either granting or refusing permission is received by me / us , I/we shall presume that permission as applied for has been granted in my/our favour.

Yours faithfully,

Signature of the applicant (s)

FORM – IV

**Form of Registered to be maintained under
Sub-section (11&12) of section-16 of O.D.A.Act.1982
(See Regulation 10)**

Sl No.	Name and address of the applicant	Date of receipt	Date of permission with letter No.	Date of refusal with letter No.	Date of endorsement to from Enforcement Branch	Date of return from Enforcement Branch	Date of sending to record room	Signature of the dealing Asst.	Signature of the S.O

FORM-V

FORM OF NOTICE FOR COMMENCEMENT OF WORK

(TO BE FURNISHED BY THE PLOT OWNERS(S) AND THE
BUILDER/ DEVELOPER)

From: _____

(Name and address in Block Letters)

To

**THE VICE-CHAIRMAN,
ROURKELA DEVELOPMENT AUTHORITY
ROURKELA.**

Sir,

I/We hereby give notice of the erection of building in respect of plot
No. _____ Khata No. _____ Village _____ to be
commenced on _____ as per the permission given in your letter
No. _____ Dated _____ under the supervision R.D.A.
empanelled Architect/Engineer/ Structural Engineer
_____, Regd. No. _____ in
accordance with the approved plan.

Yours Faithfully,

Signature(s) of the Owner

Signature of Builder/ Developer,

FORM- VI
PART- I

COMPLETION CERTIFICATE

From: _____

(Name and address in Block Letters)

To

**THE VICE-CHAIRMAN,
ROURKELA DEVELOPMENT AUTHORITY
ROURKELA.**

Sir,

I hereby certify that the development, of erection, re-erection or for material alteration in respect of the building on Plot No. _____, Khata No. _____ Village/Mouza _____ of Municipality within the Development Area of _____ has been supervised by me and has been supervised by me and has been completed on _____ according to the plans sanctioned vide No. _____ dated _____. The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance the general and detailed specifications. No provisions of the code, conditions prescribed or orders issued there under have been transgressed in the course of the work. The land is fit for construction for which it has been erected, re-erected or altered, constructed and enlarged. I hereby also enclose the plan of the building completed in all aspects.

Signature of
Empanelled Technical Person

Name of the Technical Person
Address _____

Dated: _____

PART –II

CERTIFICATE FOR EXECUTION OF WORK AS PER STRUCTURAL SAFETY REQUIRMENTS

With respect to the building work of erection, re-erection or for making alteration in the building on Plot No_____Khata No_____ Village mouza_____ of_____ Municipality within the Development Plan Area of_____I certify:-

- (a) that the building has been constructed according to the sanctioned plan and structural design (copy of the drawings as executed enclosed), which incorporates the provisions of structural safety norms as specified in Part-6 (Structural Design) of the national Building Code of India,2005 and other relevant codes; and
- (b) that the construction has been done under my supervision and guidance and adheres to the drawings and specifications submitted and records of supervision have been maintained.

Any subsequent changes from the completion drawings shall be the responsibility of the owner.

Signature of owner
With date

Signature of the Empanelled Engineer/
structural Engineer with date and
Empanelment No.

Name : _____

Address_____

FORM – VII

CERTIFICATE FOR STRUCTURAL STABILITY

With respect to the building work of erection, re-erection or for making alteration in the building on Plot No. _____ Khata No. _____ Village/Mouza _____ Of _____ Municipality within the Development Plan Area of _____, I certify structural plans and details of the building submitted for approval that the structural safety requirements for all situations including natural disasters like cyclone & earthquake etc. as applicable under Part-6 (Structural Design) of the National Building Code of India, 2005 and other relevant codes; and the information given therein is factually correct to the best of my knowledge. I undertake responsibility with regard to supervision of the work at each stage of construction, (after laying of foundation & after casting of each floor) and submit the report to R.D.A. regularly to effect that the building is being constructed conforming to the approved plan and as per the structural plan prepared by me. I will be responsible and liable for action by R.D.A./Govt. if the plan/design contains misrepresentation or fraudulent information and the construction is made in deviation of approved plan or if there is any structural failure due to wrong/unsafe structural design, use of low quality material and/ or poor workmanship endangering the inmates & public.

Signature of owner

Structural Engineer

No. _____

Name: _____

Address : _____

Signature of the Registered
Engineer/

With date and registration

With date

FORM – VIII
PERIODIC PROGRESS REPORT
(To be submitted by the Empanelled Structural Engineer/ Architect/ Engineer)

From: _____

(Name and address in Block Letters)

To

**THE VICE-CHAIRMAN,
ROURKELA DEVELOPMENT AUTHORITY
ROURKELA.**

Ref RDA approval letter No. _____ Dated _____

Madam/ Sir,

I/We hereby certify that the construction of the building up to foundation, plinth/ground floor/floors of the building plot No. _____ Village/ Mouza _____ has been supervised by me / us and has been constructed strictly conforming to the sanctioned plan and structural design as per the provision of NBC, 2005. The work has been done to my/our best satisfaction. All the materials used in construction of this building are strictly in accordance with BIS/ISI specification and norms conforming to National Building Code, 2005 covering all the safety factors including earthquake and cyclone. I/we will be responsible and liable for action by RDA/Govt. if there is any structural failure and fire endangering the inmates and public.

Yours faithfully,

Signature of the
Architect/Engineer

Name

Empanelment No.
Signature of
Structural Engineer

Name
Empanelment No.

FORM – IX
ROURKELA DEVELOPEMNT AUTHORITY

No. _____/ RDA, Rourkela, dated th _____

REFUSAL OF PERMISSION UNDER SUB-SECTION (3) OF SECTION 16 OF
ORISSA DEVELOPMENT AUTHORITIES ACT- 1982 FOR UNDERTAKING
DEVELOPMENT OF PLOT NO. _____ IN
MOUZA _____

TO,

SMT/SRI _____

Your reply to this office letter No. Dt.
.....has not been found satisfactory / You have failed to how
any cause in response to this office Letter No..... Dated
.....

Hence, in exercise of the powers under Sub-Section (3) section – 16 of
the Orissa Development Authority Act, 1982, permission to undertake
development on plot No. Mouza Of
Rourkela/Sundargarh/Rajgangpur/Biramitrapur Development Plan area is hereby
refused on the following grounds.

1.
2.
3.
4.

Two copies of the plans are retained in this office for record and reference and
the rest returned herewith.

BY ORDER

AUTHORISED OFFICER

Memo No...../ RDA, Rourkela Dated.....

Copy to Executive Officer, Rourkela Municipality/Sundargarh
Municipality/ Rajgangpur Municipality/ Biramitrapur Municipality/
Director of Estates, G.A Deptt. (in case of lease plots).

AUTHORISED OFFICER

FORM – X

OCCUPANCY CERTIFICATE

The work of erection, re-erection or for material alteration undertaken in respect of Plot No. _____ Village/Mouza _____ is completed under the supervision of _____ Architect (Empanelment No. _____ With date _____) _____ Structural Engineer (Empanelment No. _____) Supervisor _____ Empanelment No. _____) as per the Completion certificate submitted. On inspection it is observed that the erection, re-erection or alteration undertaken with respect to above plot(s) conform/ do not conform the approved plan and the conditions imposed vide letter No. _____ dt. _____. The building is permitted / not permitted for occupation for _____ occupancy subjected to the following.

- 1.
- 2.
- 3.

One set of completion plans duly certified is returned herewith.,

BY ORDER

Authorized Officer
Rourkela Development Authority

FORM – XI

INDEMNITY BOND FOR BASEMENT

This Indemnity Bond is executed by Shri/Smt. _____ S/O, D/Do, W/O Shri/Smt. _____ R/O _____ in favour of Development Authority.

Whereas the executant has submitted to the concerned Authority the plans for, sanction of basement over Plot No. _____ Mz/Vill _____ under the provisions of the Act and and Rules and Building Regulations made thereunder:-

And whereas the concerned Authority has agreed to sanction the aforesaid construction subject to the conditions that the owner shall indemnify the concerned Authority in the event of any loss or damage being cause to the adjoining building on account of the construction of the said basement either at the time of digging of its foundations or in the course of its construction or even thereafter and also against any claim of any concern thereto.

And whereas the executant has agreed to execute an indemnity bond to the above affect and also to abide by the terms imposed by the concerned Authority to the grant of sanction for construction of the basement.

Now this deed witnesses:

1. That in consideration of the sanction of the plans by RDA for construction of the basement the executants undertakes that he/she shall at all times keep RDA free from any liability, loss or damages/flowing from any injury or damage caused to the adjoining built-up properties or to any person as a consequence of the construction of at the time of digging of its foundations or during the course of its construction or at any time thereafter.
2. The owner agreed and undertakes that in the event of any claim being made by any person or persons against the concerned Authority either in respect of the sanction granted by the concerned Authority to the owner for the construction of basement or in respect of the construction or manner of construction of the basement by the owner of the consequences flowing from the said sanction the executants shall be responsible and liable and not RDA.
3. The executant agrees and undertake to indemnify the concerned Authority fully in respect of any amount which the concerned Authority may be required to pay to any person either b y way of compensation or on any other account as a result of any claim or suit or any other

proceedings concerning the sanctioning of the construction of the basement of the making thereof and also in respect of the costs and expenses which the concerned Authority may incur on defending any action.

4. Without prejudice to the above undertaking the executant hereby binds itself to pay to RDA to the extent any amount which RDA may be required to pay to any person in connection with relating with, relating to or concerning the sanctioning of the basement or the making thereof.

5. The owner agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes/performs the undertaking herein before contained.

In witnesses whereof the executant above named has signed this bond on this _____ day of _____ at _____

Indemnifier

Witness:

(Signatures) _____

1. Name _____

Full Address _____

(Signatures)

2. Name _____

Full Address _____

(Signatures)

FORM-XIII

APPLICATION FOR DRAWING OF ATTENTION UNDER REGULATION- 68

From:

To

THE VICE-CHAIRMAN
ROURKELA DEVELOPMENT AUTHORITY
ROURKELA.

Subject: Statutory Notice under Regulation-70.

Madam/Sir,

I/We do bring to your kind notice that the Technical person who had supervised the erection/re-erection of the building had submitted the completion certificate to the Rourkela Development Authority on_____with respect to plot No._____,Khata No._____village /Mouza:_____ of_____ Municipality/ NAC within Development Plan area of_____ for issue of occupancy certificate. Two months have elapsed since the submission of application and I/We have not received any communication with respect to the said application. Please take notice that if within a further period of two months from the date of receipt of this notice by you, no communication either granting or refusing occupancy certificate is received by me/us, I /We shall presume that issue of occupancy certificate as applied for has been granted in my/our favour.

Yours faithfully,

Signature of the applicant(s)

By order

Rourkela Development Authority

Secretary
Rourkela Development Authority